

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNITS C2 & C3 FENTON TRADE PARK, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2TE



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LOCATION

The unit is located on Dewsbury Road on Fenton Trade Park, an established industrial estate, approximately 1.5 miles from the A50 dual carriageway, which in turn provides access to the A500 and Junctions 15 & 16 of the M6 Motorway. The unit is approximately 2 miles to the south of Hanley City Centre.

DESCRIPTION

The property consists of two mid-terrace industrial / warehouse premises of steel frame construction with brick elevations beneath a pitched, insulated roof surface and is currently undergoing refurbishment.

The unit briefly benefits from the following specification:

- Eaves height of 4.74 meters
- Three phase electric
- Electric surface roller shutter door
- LED lighting
- Mezzanine floor in part
- Concrete floor

The units can be taken as a whole or individually. For more information, please get in touch.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	521.37	5,612
First Floor Mezzanine	110.42	1,189
Total Gross Internal Area	631.79	6,801

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

Rent on application

EPC

The units have EPC ratings of C-63 and D-83.

RATING ASSESSMENT

To be confirmed. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

All mains' services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

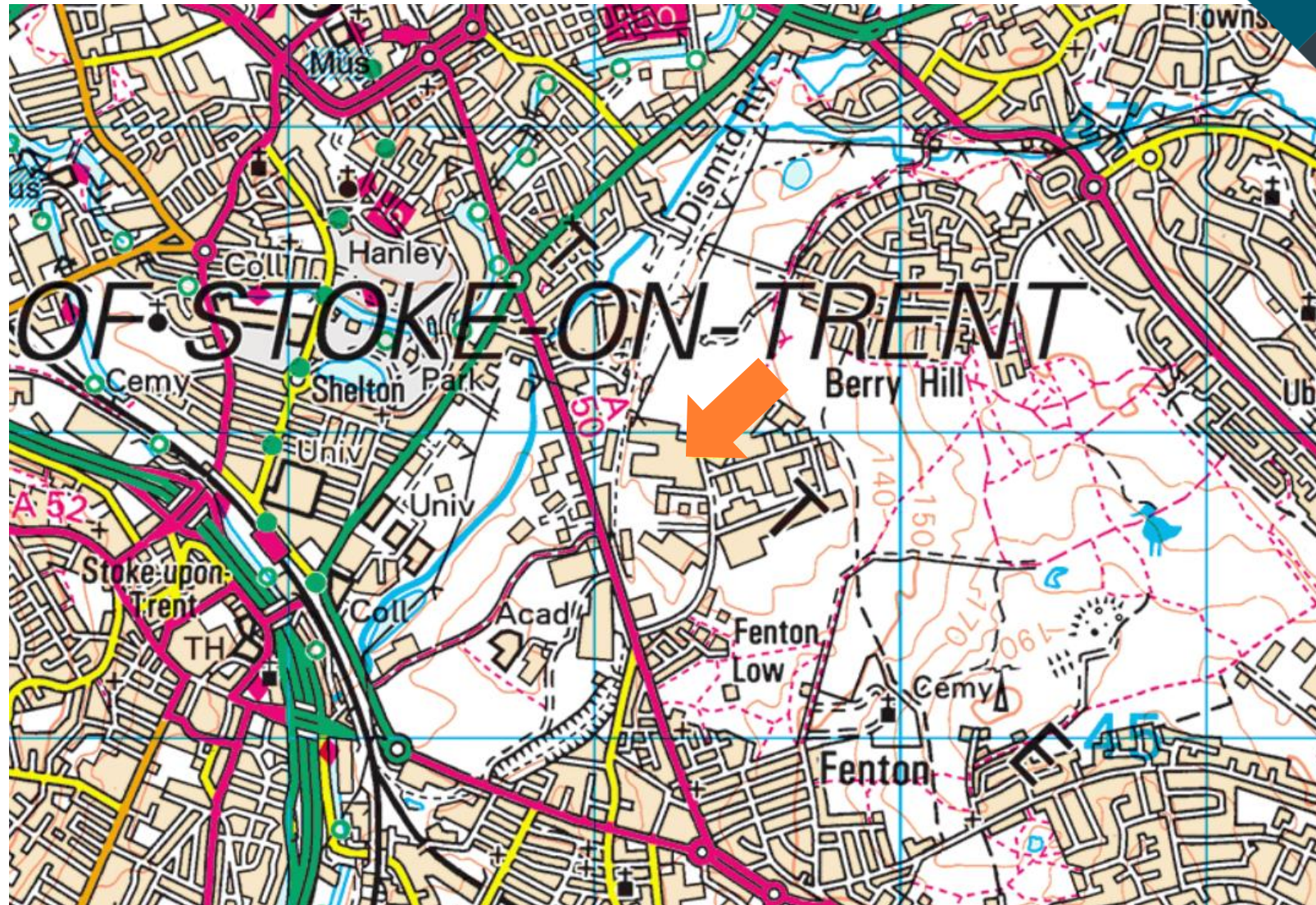
CONTACT

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

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