

TO LET

SECURE SURFACED COMPOUND

COMPOUND 1, GOVAN ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2RS



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LOCATION

The compound is situated on Govan Road which forms part of Fenton Industrial Estate, a popular and established commercial location within Fenton.

The site benefits from excellent road links being located in close proximity to the A50 and A500 dual carriageways. The A500 provides direct access to junctions 15 and 16 of the M6 motorway which are located approximately 4.5 and 10.6 miles distant respectively.

Surrounding occupiers include GAP Hire Solutions, Staffordshire Motor Services and Thane Dispersions.

DESCRIPTION

The site comprises of a crushed stone surfaced compound which is fully secured by way of perimeter fencing with access off Govan Road and briefly benefits from the following specification:

- Level Surface
- Regular Shape
- Secure Site
- 24/7 Access

Please note that the cabin pictured has been removed.

TENURE

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

RENT

£28,000 per annum exclusive of VAT.

EPC

Not applicable.

RATING ASSESSMENT

To be assessed. 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 and rent are quoted exclusive of VAT which may be applicable.

SERVICES

There are no services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

ACCOMMODATION

HECTARES

ACRES

Area

0.22

0.56

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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.

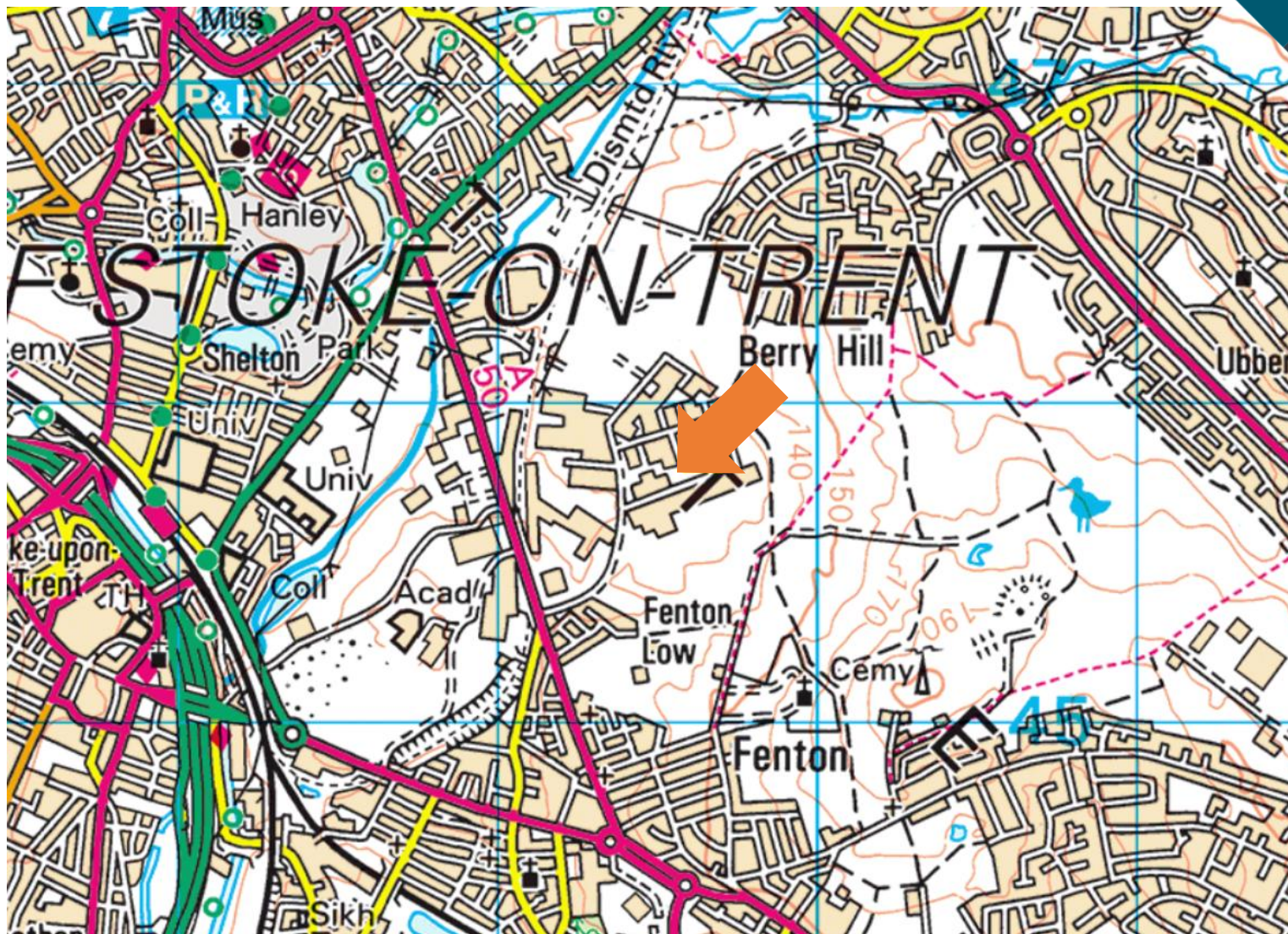
CONTACT

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Mounsey Chartered Surveyors, Lakeside,
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