TO LET

INDUSTRIAL / WORKSHOP PREMISES

UNITS 21, 22 & 22A WHIELDON ROAD INDUSTRIAL ESTATE, WHIELDON ROAD, STOKE-ON-TRENT, ST4 4JP

mounsey
CHARTERED SURVEYORS

Contact James Craine: james@mounseysurveyors.co.uk

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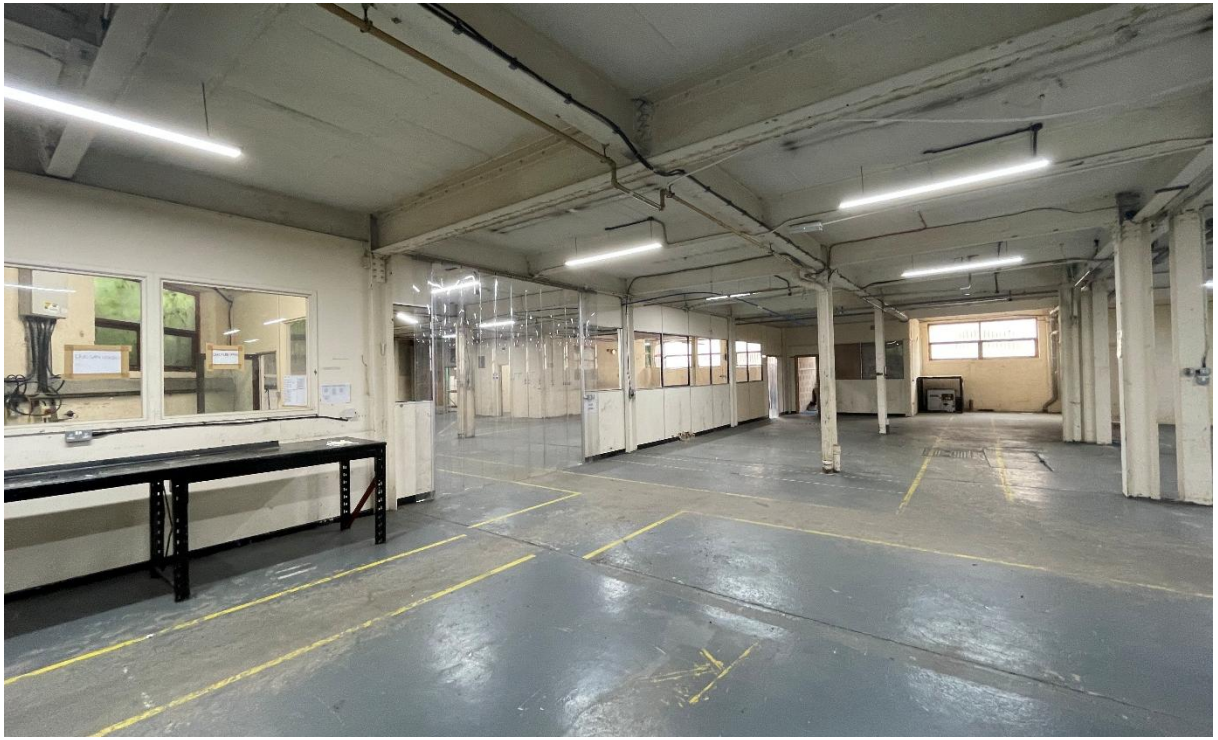

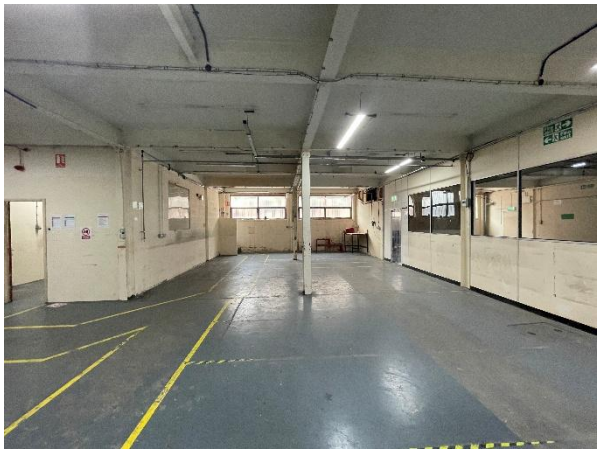

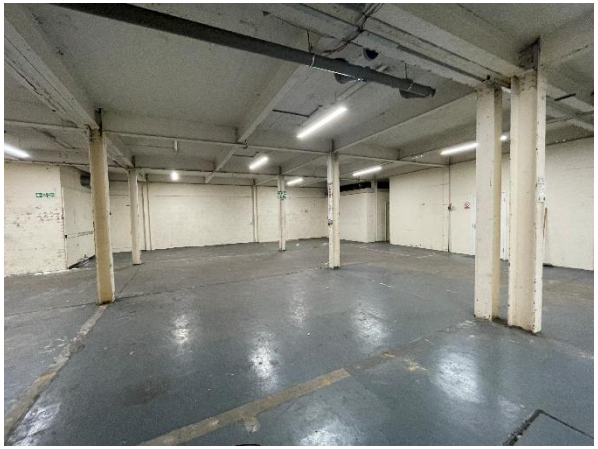

LOCATION

The property is situated on Whieldon Industrial Estate which is an established commercial location off Whieldon Road in Fenton. The estate benefits from excellent road links being in close proximity to both the A500 and A50 Dual Carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 9 miles distant respectively.

Surrounding occupiers include Nibek, Fitness Equipment Services and Scope Sign and Graphics.

DESCRIPTION

The property comprises a mid-terrace industrial premises with workshop and office accommodation and briefly benefits from the following specification:

- Staff Welfare Facilities
- Surface Roller Shutter Door
- Open Plan & Cellular Office Accommodation
- First Floor Loading Area
- Allocated Car Parking
- LED Lighting
- 3 Phase Electric

ACCOMMODATION	SQ M	SQ FT
Ground Floor	728.73	7,844
First Floor	803.42	8,648
Gross Internal Area	**1,532.15**	**16,492**

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RENT

On application.

TENURE

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

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of the external areas and common items of the estate.

EPC

The property has an EPC rating of E - 122.

RATING ASSESSMENT

The property is subject to the following rateable values:

- £16,250
- £8,500
- £7,300

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).

SERVICES

All services are believed to be connected to the property but have not been tested by the agent.

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VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party to bear their own legal costs for the preparation of the lease.

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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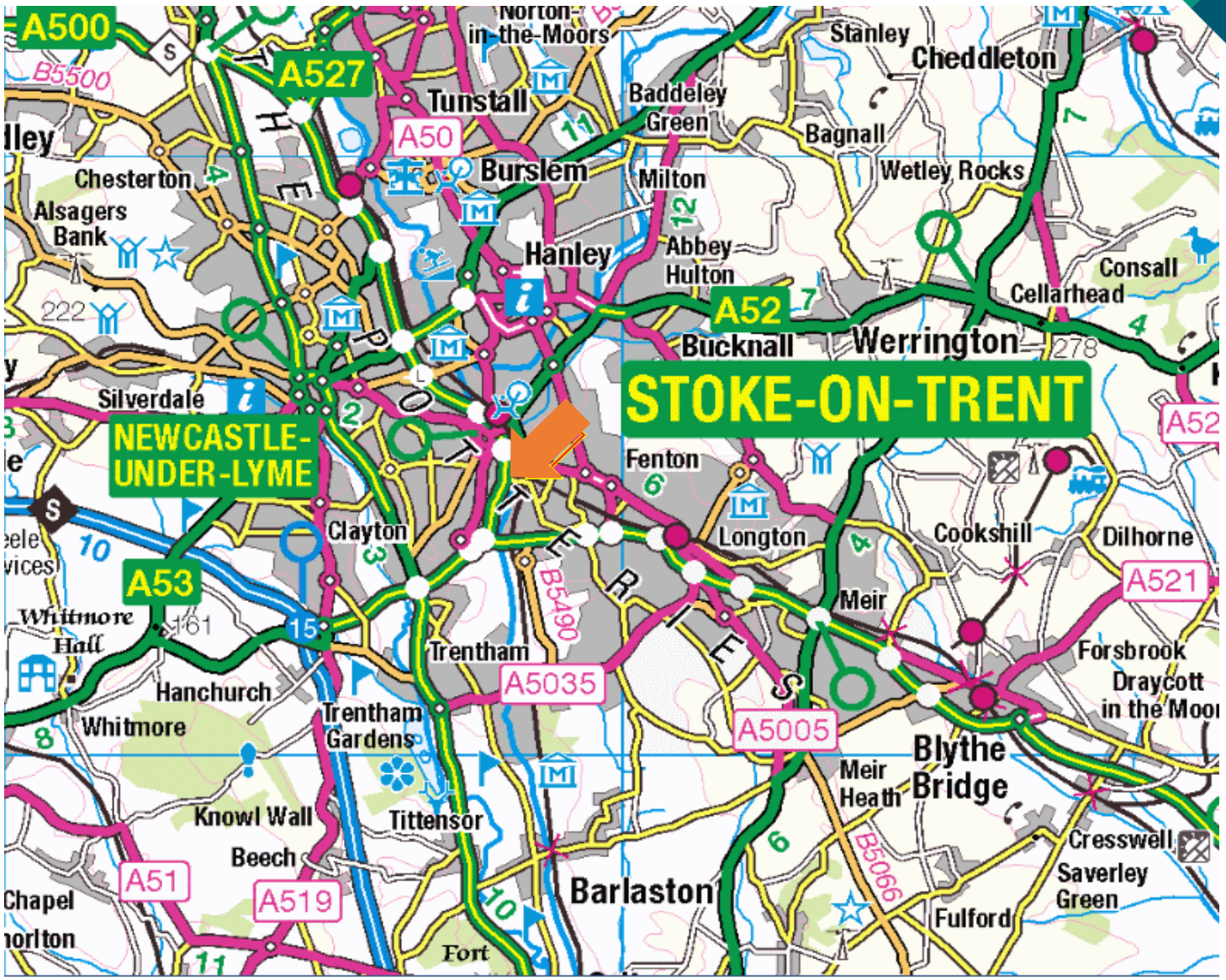
Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
iv) all rentals and prices are quoted exclusive of VAT.
v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

Commercial Valuation

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

Lease Renewal and Rent Review

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.

Property Management

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

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.