

TO LET

INDUSTRIAL UNIT WITH YARD

UNIT 3 WHIELDON INDUSTRIAL ESTATE, WHIELDON ROAD, STOKE-ON-TRENT, ST4 4JP



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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.

The unit is conveniently located near the towns of Fenton and the Greater Stoke-On-Trent area.

Surrounding occupiers include TEST, Scope Automotive and Terraces.

DESCRIPTION

This unit comprises of a ground floor workshop area, with gated yard space. It is of brick construction with a render finish externally. The unit benefits from a concrete floor and a small office. The property benefits from the following:

- Secure self-contained yard
- Office
- Electric roller Shutter Door
- Concrete Floor

TENURE

The property is available on a full repairing and insuring basis with lease terms to be agreed.

RENT

The property is available with or without the yard.

Unit and yard - £8,500 plus VAT

Unit without yard - £5,500 plus VAT

RATING ASSESSMENT

£7,400 (2026 listing)

The current small business rates relief threshold for 100% relief is £12,000 rateable value. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

EPC

EPC Rating – E (103)

ACCOMMODATION

Accommodation	SQ M	SQ FT
Gross Internal Area	146.8	1,580



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SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the estate. Further information is available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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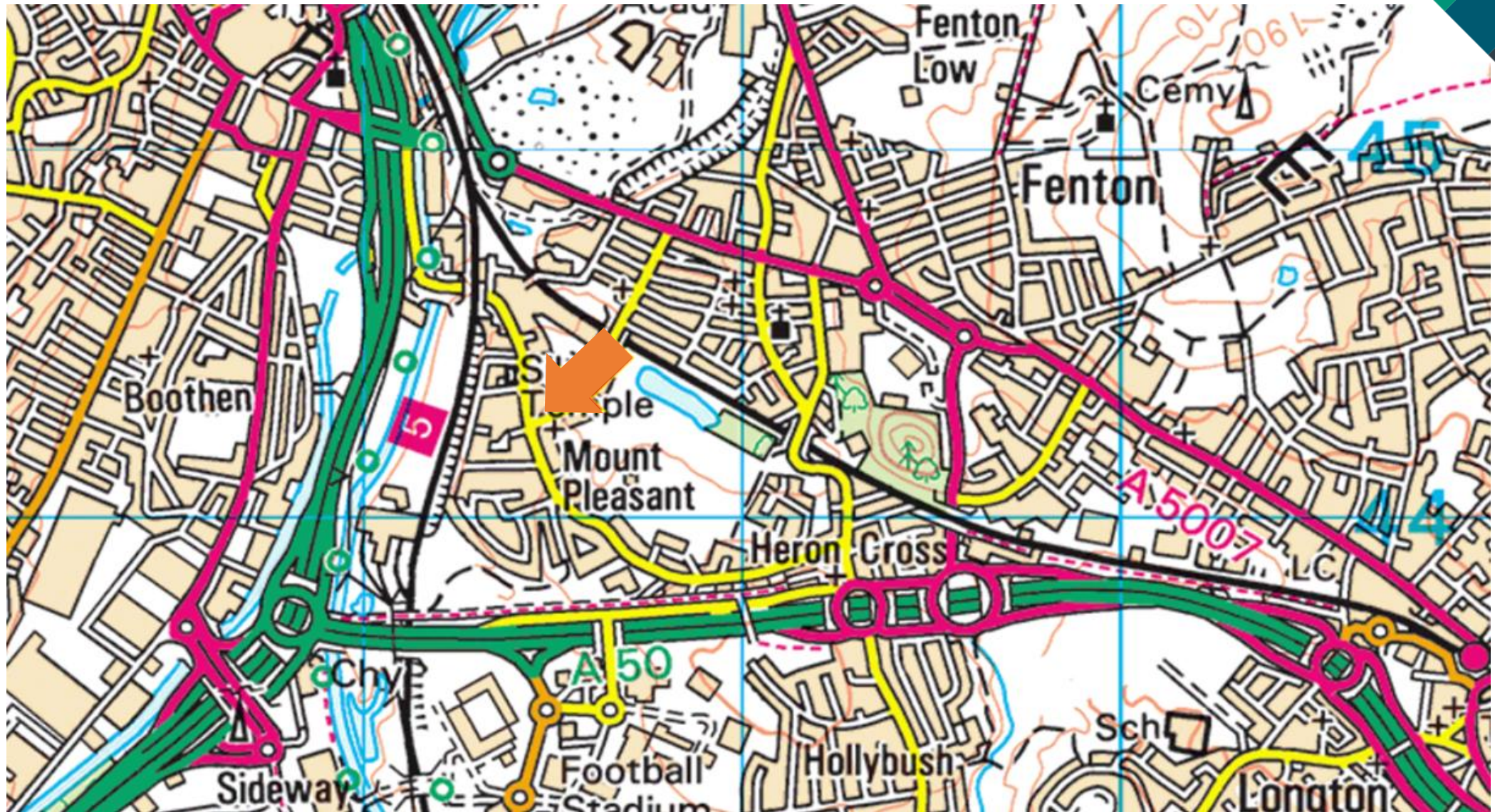
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Our services

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.