

# TO LET

## MODERN TRADE COUNTER PREMISES

F1 TRENTHAM TRADE PARK, STANLEY MATTHEWS WAY, STOKE ON TRENT, ST4 8GA



Contact Becky Thomas [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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## LOCATION

Trentham Trade Park is located off Stanley Matthews Way in Trentham, Stoke on Trent. Stanley Matthews Way provides direct access to the A50 (1.5miles), A500 (2miles) to the North and A34 to the West (1.5miles). The A500 provides links to the further Towns of Stoke on Trent and Newcastle under Lyme whilst the A50 links to Uttoxeter and Staffordshire Moorlands.

The premises sit approx.. 4 miles from Junction 15 M6 Motorway providing further connections to Manchester and Birmingham.

Surrounding occupiers include Howdens, Screwfix, City Plumbing, Autoglass, Eurocell and Carter Mason Electrical.

## DESCRIPTION

The premises comprise of a modern 2018 built warehouse unit constructed of portal frame and clad construction. The unit also benefits from;

- WCs
- 6.5m Eaves Height
- Electric Roller Shutter Door
- 8 onsite car parking spaces

## TENURE

A new full repairing and insuring lease is available on terms to be agreed.

## RENT

Upon application.

## RATING ASSESSMENT

Rateable Value - £46,250 (2023 listing)

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – A (18)

## 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 levied to cover the maintenance of the common areas of the site. This is additional to the rent. Further details are available upon request.



## Accommodation

	SQ M	SQ FT
<b>Total approx. Gross Internal Area</b>	<b>694</b>	<b>7,470</b>

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## 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

**Becky Thomas / James Craine**

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**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park,  
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Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

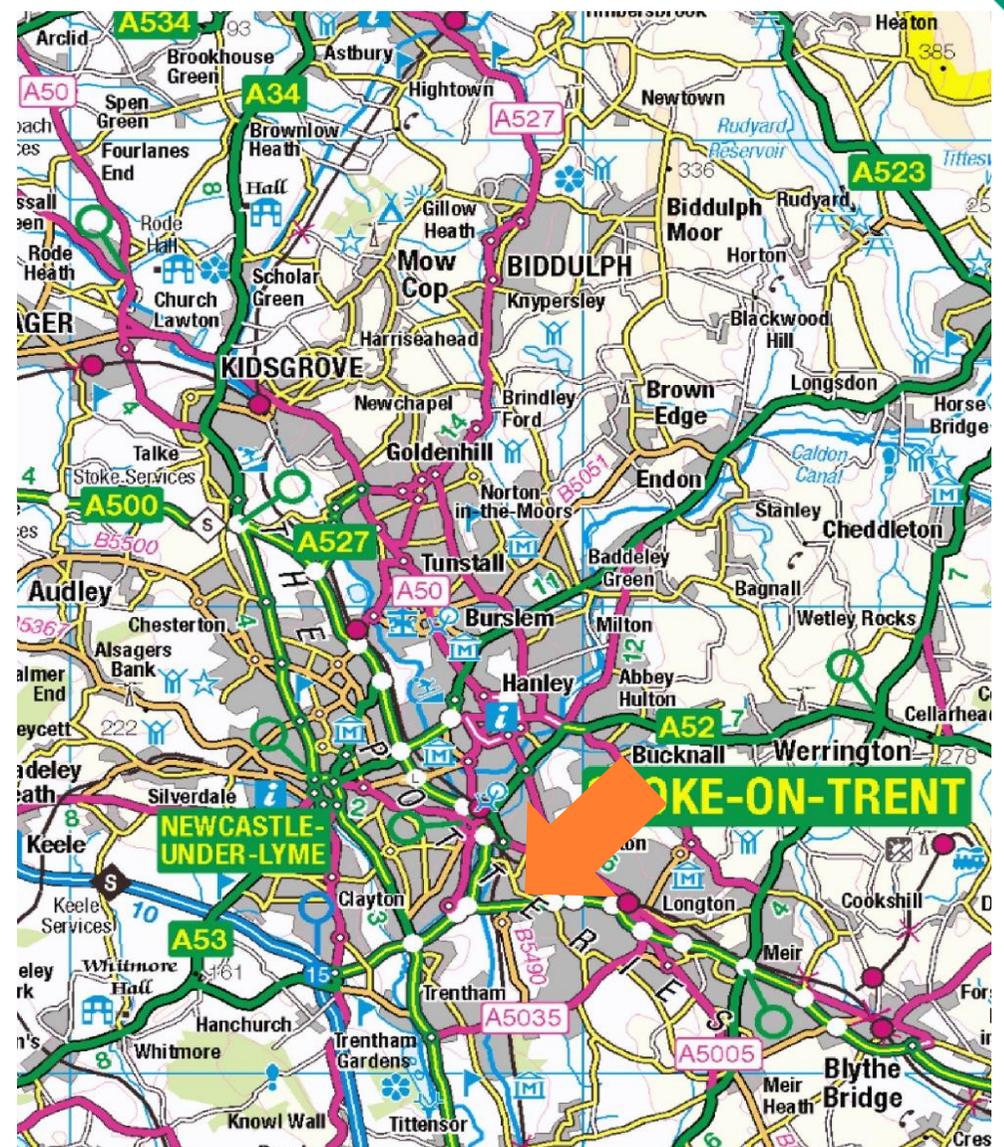
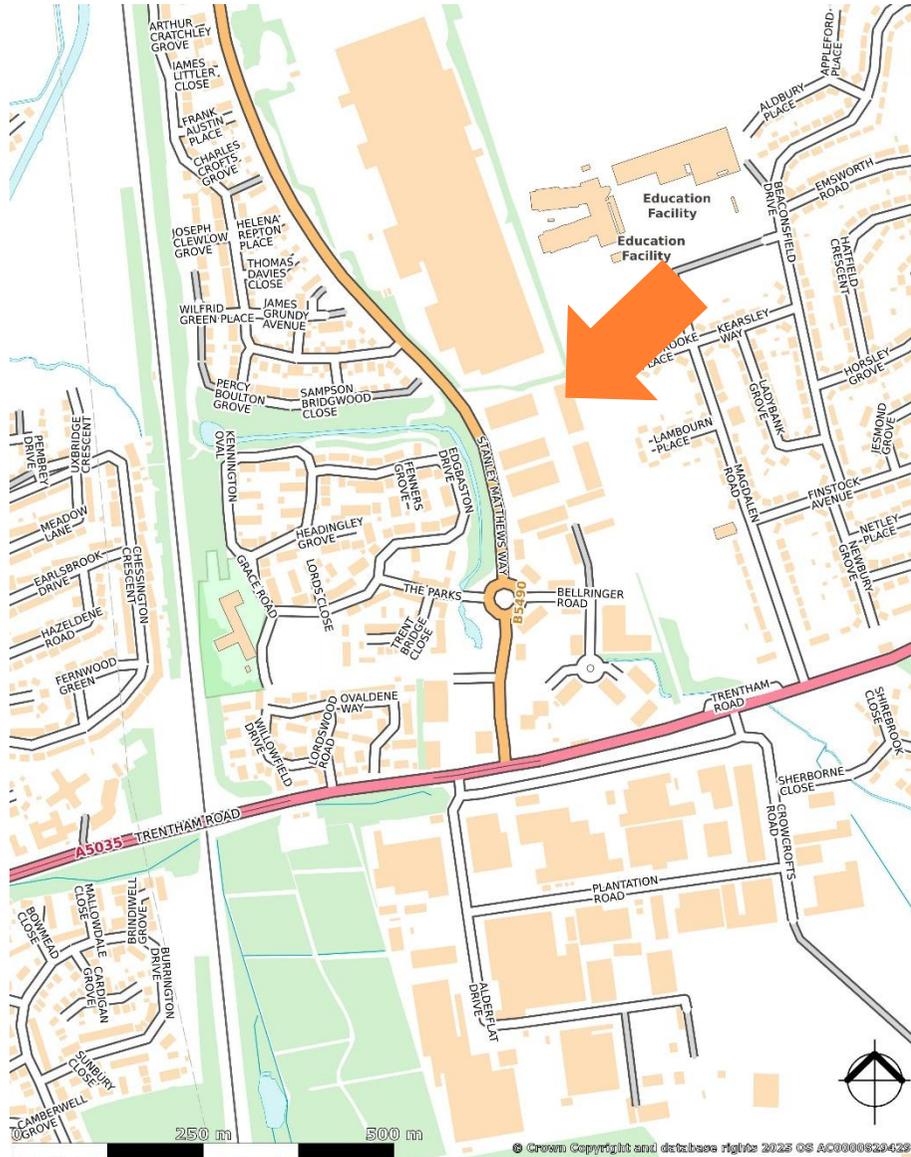
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- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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# Our services

**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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.