

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – CAN BE SPLIT

UNIT 1 FELTHOUSE FARM, FELTHOUSE LANE, CHEDDLETON, ST13 7BT



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INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 FELTHOUSE FARM, FELTHOUSE LANE,
CHEDDLETON, ST13 7BT

LOCATION

The property is situated on Felthouse Farm off Bones Lane (A520) in Cheddleton, Stoke-on-Trent. Bones Lane is accessed via Cheadle Road which connects Wetley Rocks / Werrington to Cheddleton / Leek.

Leek Town Centre is approximately 4.7 miles to the north with the A50 dual carriageway being located approximately 6.0 miles to the south.

DESCRIPTION

The property comprises a modern, detached industrial unit of steel portal frame construction with concrete panel and profile steel sheet clad elevations beneath an insulated, steel profile clad roof surface incorporating sky lights.

There is a shared concrete yard area to the front of the unit for loading/unloading.

The unit briefly comprises the following characteristics:

- 3x roller shutter doors to the front
- Offices, kitchenette and WC facilities
- Eaves Height of 8m and 7.7m to the haunch.

ACCOMMODATION	SQ M	SQ FT
Total GIA	1,938	20,867

RENT

£85,000 per annum exclusive

EPC

TBC

PLANNING

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

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

All prices are quoted exclusive of VAT which may be applicable.

SERVICES

Mains water and electric are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

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

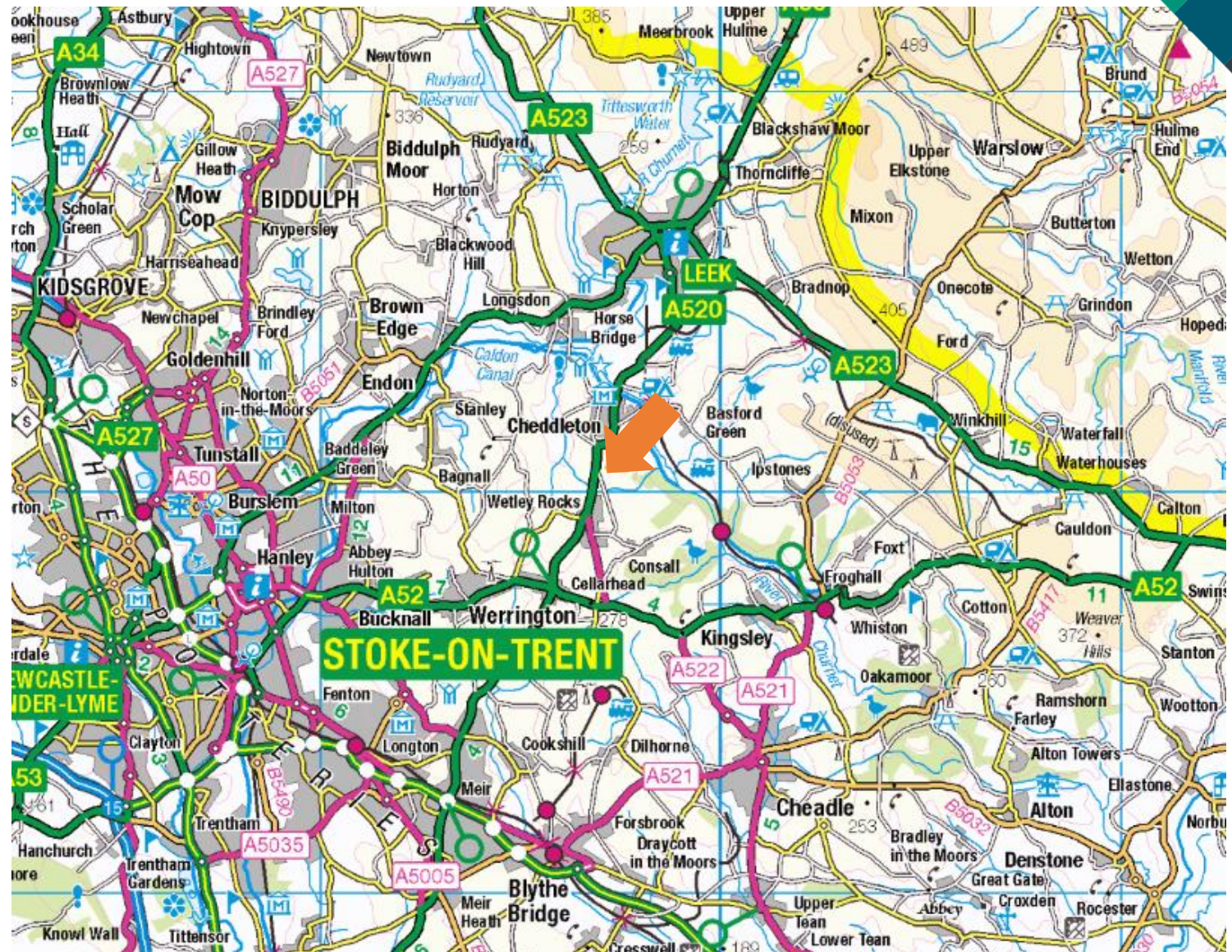
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Mounsey Chartered Surveyors,
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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



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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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Property Consultancy

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