

# TO LET

INDUSTRIAL UNIT WITH YARD – DUE TO BE REFURBISHED INCLUDING EXTERNAL CLADDING

UNIT 2 MONARCH WORKS, ELSWICK ROAD, FENTON INDUSTRIAL ESTATE, ST4 2SH



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Indicative Image of Internal Refurbishment



Indicative Image of External Cladding

## LOCATION

The property is located on Elswick Road which forms part of Fenton Industrial Estate, an established commercial location benefitting from excellent road links. The A500 dual carriageway which provides direct access to both Junctions 15 & 16 of the M6 motorway is located 1.5 miles distant with Junctions 15 and 16 located approximately 4.5 and 10.4 miles distant respectively.

## DESCRIPTION

The property comprises an industrial unit of steel portal frame construction beneath two pitched roofs incorporating translucent sky lights. To the front elevation are three surface-level roller shutter loading doors together with a demised yard providing storage and parking facilities.

The property briefly benefits from the following specification:

- Concrete surfaced yard
- Three surface-level roller shutter doors
- LED strip lighting in warehouse
- Office accommodation
- Eaves height of 4.6m

ACCOMMODATION	SQ M	SQ FT
Total GIA	987.87	10,633

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## TENURE

The property is available to let on a new lease with terms to be agreed.

## RENT

£69,250 per annum plus VAT

## EPC

D-76

## RATING ASSESSMENT

The building has a rateable value of £37,000 in the 2026 listing. 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 enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices are quoted exclusive of VAT which is applicable.

## SERVICES

All mains' services 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 their own legal and professional costs in relation to 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

**Caine Savage**

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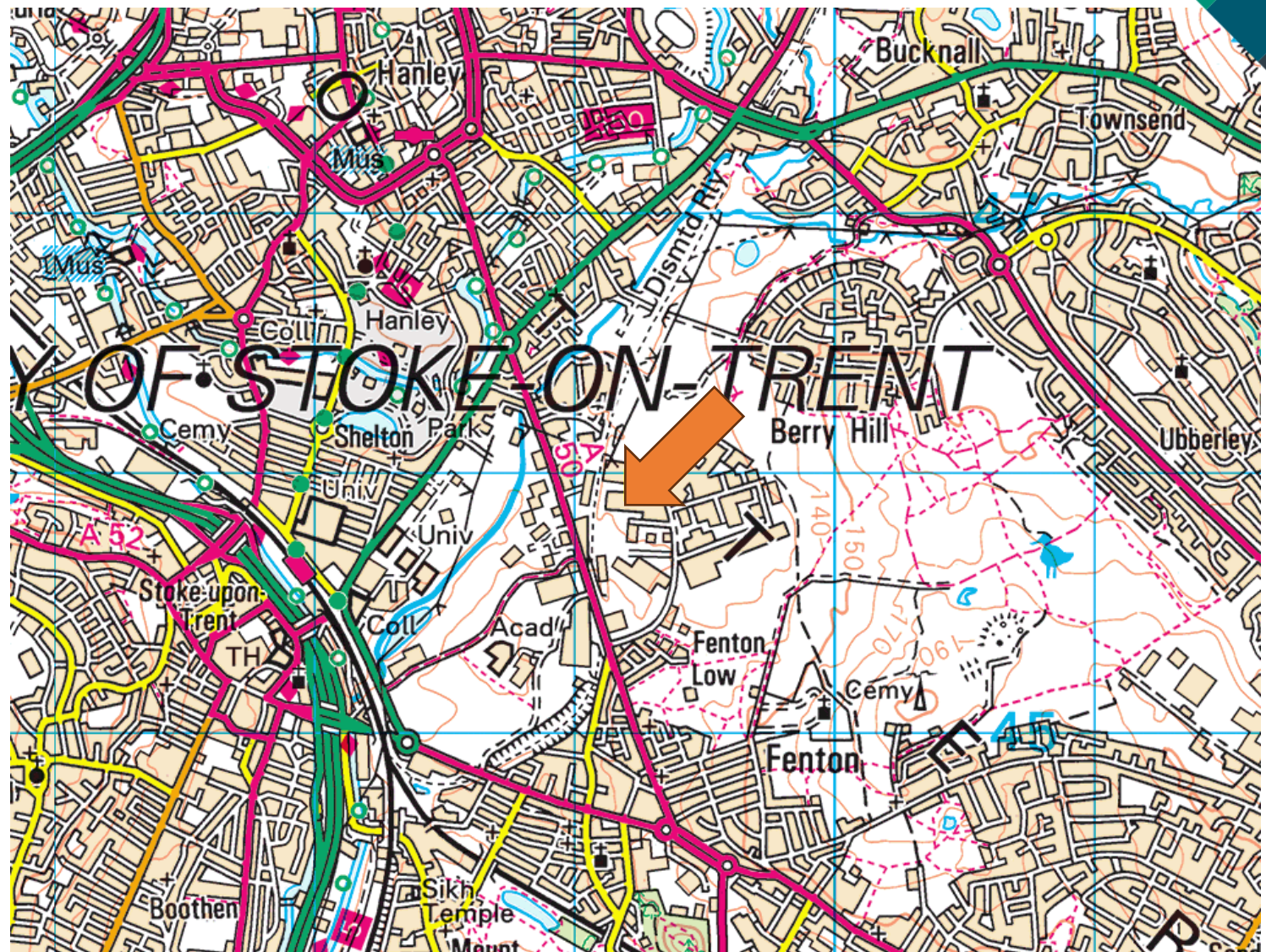
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# Our services

**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.