TO LET

STORAGE PREMISES

UNIT 24B, WHIELDON ROAD INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 4JP

mounsey
CHARTERED
SURVEYORS



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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 TEST, Scope Automotive and Terraces Menswear.

DESCRIPTION

The property comprises a self-contained terrace industrial premises arranged over the ground floor. The property is accessed via an estate road and benefits from the following specification:

- Kitchenette
- Concrete flooring
- Electric plug sockets
- LED lighting

The property sits in a secure area of the estate, with gated protection, security monitoring and CCTV via service charge.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	54.16	583

TENURE

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

RENT

£6,000 per annum exclusive of VAT.

EPC

The property hosts a rating assessment of 98 D.

RATING ASSESSMENT

The property has a rateable value of £3,500. Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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).

SERVICE CHARGE

A service charge is payable towards the upkeep of the common areas of the centre.

VAT

All prices and rent are quoted exclusive of VAT which is payable.

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.

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SERVICES

Water, drainage and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

CONTACT

Harry Mounsey

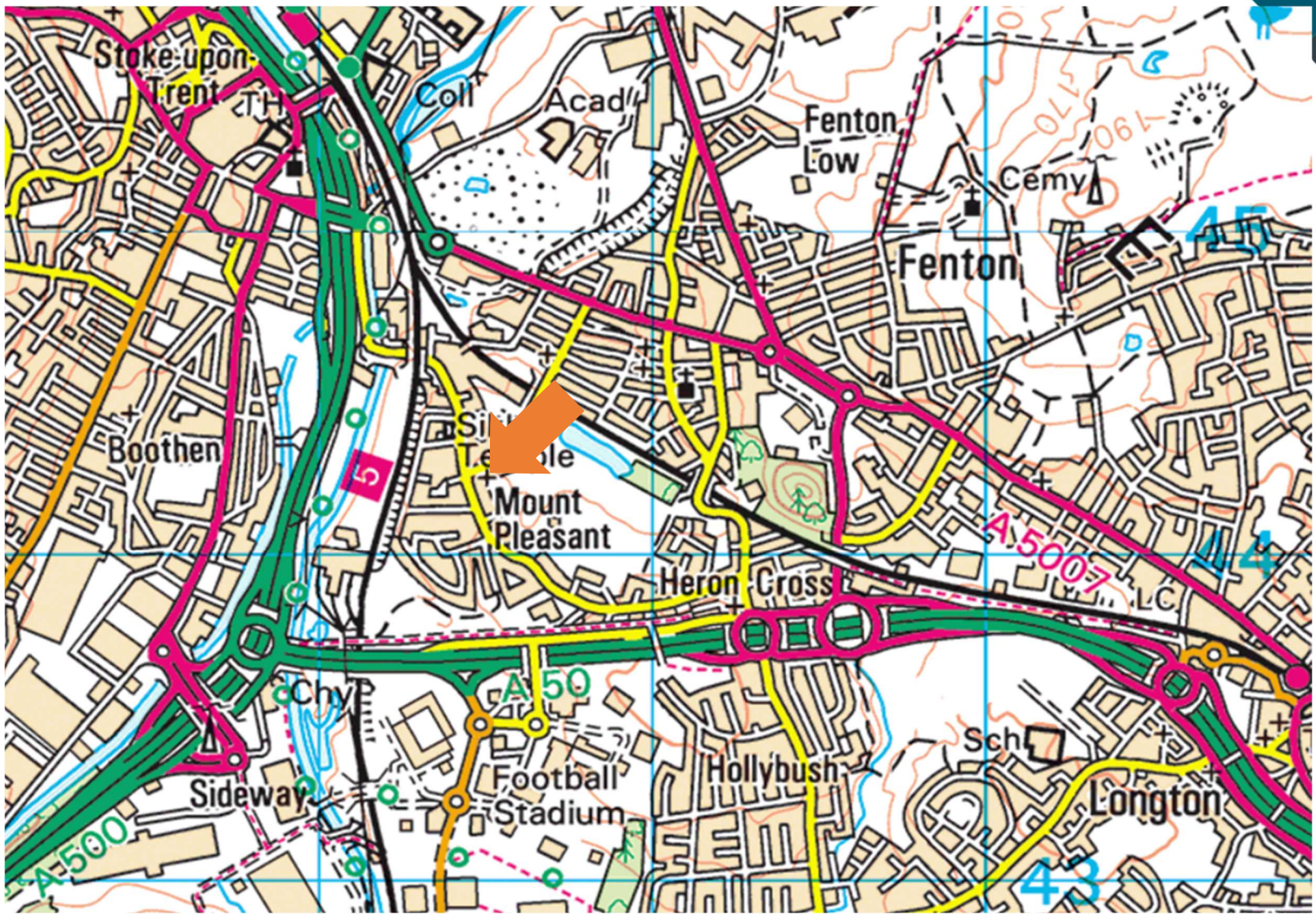
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Our services

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.