

TO LET

OFFICES

OFFICE BLOCK 2, CROWN BUSINESS PARK, GOVAN ROAD, FENTON IND ESTATE, STOKE-ON-TRENT, ST4 2RS



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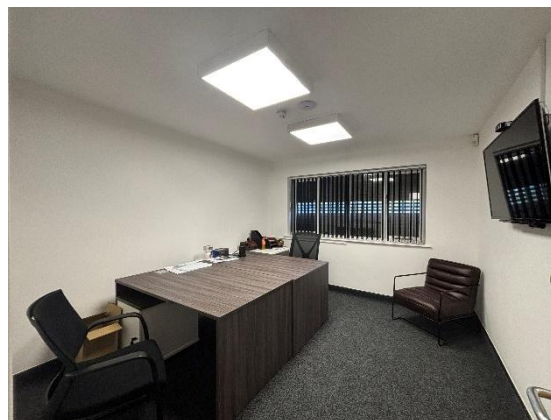
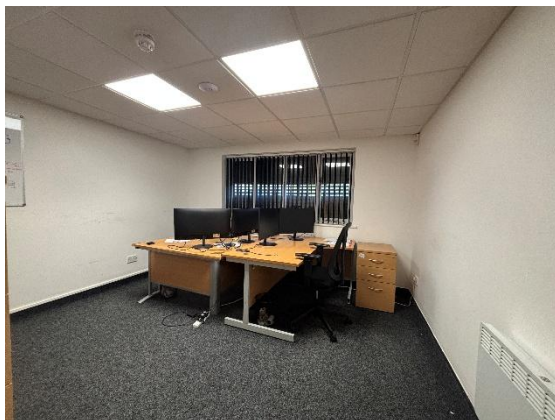
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LOCATION

The subject property is situated on Govan Road on Fenton Industrial Estate, approximately 1.5 miles from the A50 dual carriageway and approximately 2.0 miles to the south of Hanley (City Centre). Other occupiers onsite include Sanctuary Housing, Orege Uk and Home Energy Save.

DESCRIPTION

The unit is a detached bungalow office with parking area to the front of the building which caters for 5 or 6 vehicles.

The property has been refurbished to offer:

Externally

- Newly decorated timber window frames.
- Repaired/replaced fascias and guttering.
- External window shutters.
- Electric shutter over the main entrance.
- Bollards restrict vehicle access to the rear of the building.

Internally

- Rewired with a satisfactory report provided.
- A mixture of plastered and suspended ceilings.
- LED lighting throughout.
- Decorated walls, electric heating.
- Carpet flooring and wooden in the reception area.
- Secure access controls.
- Newly fitted kitchen.
- Accessible toilet plus at least one other toilet facility.
- Secure perimeter fencing.
- Ethernet cabling remaining in situ.
- Boarded loft accessed via a hatch and ladder.

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ACCOMMODATION	SQ.M.	SQ.FT.
Entrance		
Office 1	23.63	254
Office 2	34.11	367
Store/server room	4.98	54
Office 3	14.34	154
Kitchen	5.46	59
Office 4	12.16	131
Accessible WC		
WC & sink		
Office 5	17.40	187
NIA	112.08	1,206

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed, to include an estate charge equivalent to 10% of the rent passing and excluded from the Landlord & Tenant Act.

RENT

£18,000 per annum plus VAT.

RATING ASSESSMENT

The VO website listing stated £15,500. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

EPC

B-45, expires February 2035.



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