

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT C2 FENTON TRADE PARK, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2TE



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## LOCATION

The unit is located on Dewsbury Road on Fenton Trade Park, an established industrial estate, approximately 1.5 miles from the A50 dual carriageway, which in turn provides access to the A500 and Junctions 15 & 16 of the M6 Motorway. The unit is approximately 2 miles to the south of Hanley City Centre.

## DESCRIPTION

The property consists of a mid-terrace industrial / warehouse premises of steel frame construction with brick elevations beneath a pitched, insulated roof surface and is currently undergoing refurbishment.

The unit briefly benefits from the following specification:

- Eaves height of 4.74 meters
- Three phase electric
- Electric surface roller shutter door
- LED lighting
- Mezzanine floor in part
- Concrete floor

The unit can be taken with Unit C3 to provide a total ground floor area of 5,612 sq. ft. with a mezzanine office space providing an additional 1,188 sq. ft.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	261.61	2,815
Mezzanine Offices	110.42	1,189
<b>Total Gross Internal Area</b>	<b>372.03</b>	<b>4,004</b>

## TENURE

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

## RENT

£27,800 plus VAT per annum.

## EPC

The property has an EPC rating of C-63.

## RATING ASSESSMENT

The property has a rateable value of £14,750. From April 2026 this figure will change to £17,500. 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).

## VAT

All prices are quoted exclusive of VAT which is applicable.

## SERVICES

All mains' services 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 and professional costs in relation to the transaction.

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## 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.

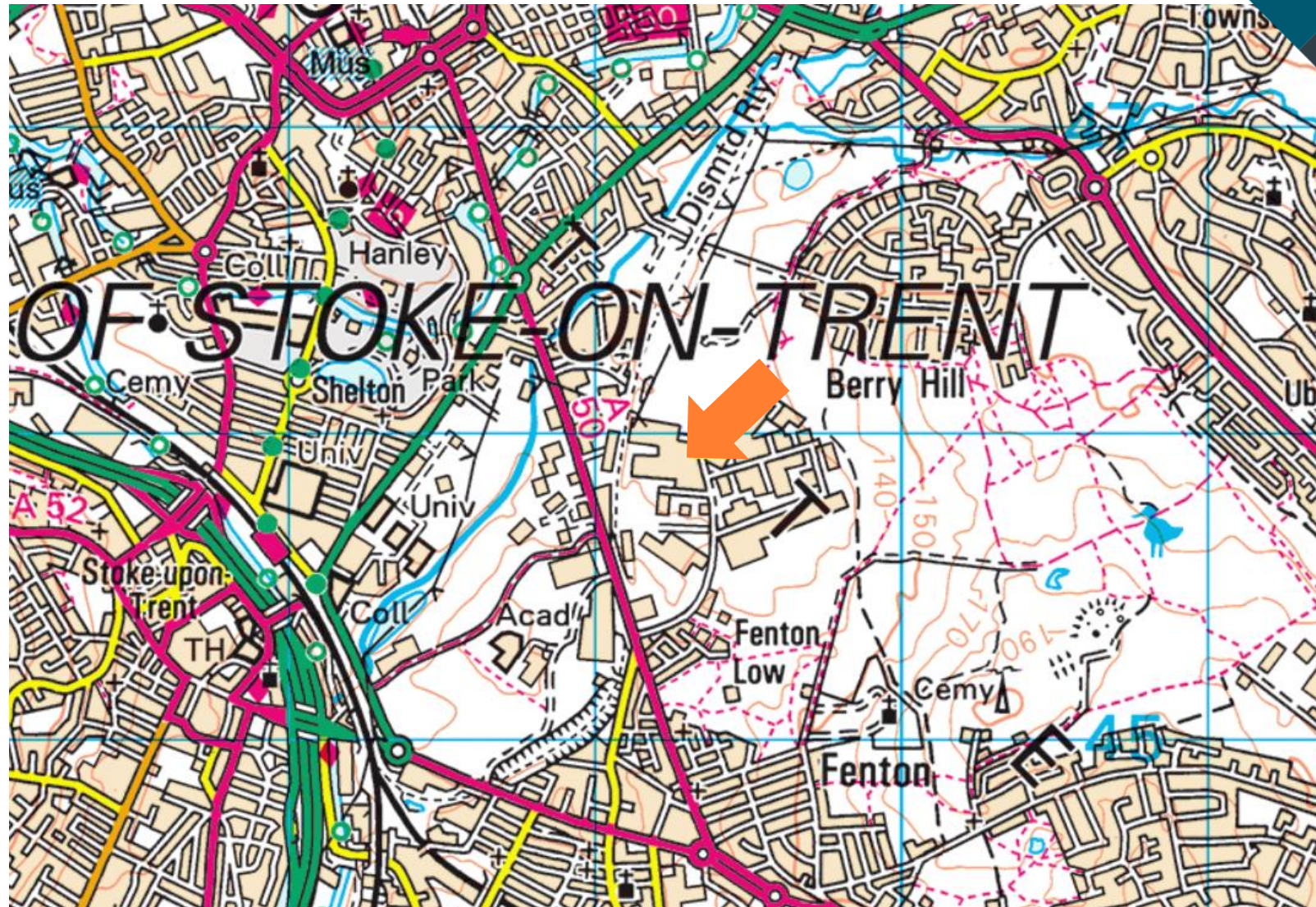
## CONTACT

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**Mounsey Chartered Surveyors,**  
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# 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.