

# TO LET

## STORAGE UNIT

Unit 16A Whieldon Road Industrial Estate, Whieldon Road, Stoke-On-Trent, Staffordshire, ST4 4JP



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

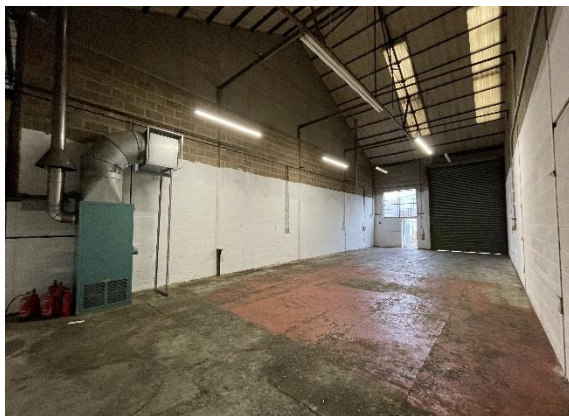
T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# STORAGE UNIT

Unit 16A Whieldon Industrial Estate, Whieldon Road,  
Stoke-On-Trent, Staffordshire, ST4 4JP



## LOCATION

The unit is situated on Whieldon Industrial Estate, which is an established, well-presented estate off Whieldon Road in Fenton and in close proximity to the A500 & A50 Dual Carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 3.7 miles and 9.6 miles distant respectively.

## DESCRIPTION

The property comprises an industrial unit of brick construction with a large, surface level, roller shutter to the front. The unit benefits from a concrete floor and lighting throughout with exceptional height.

To the front of the unit is a demised yard area to be used as parking and additional storage space.

Surrounding occupiers include T.E.S.T, Uptime Systems Limited and Fitness Equipment Services Limited.

## RENT

£8,000 per annum exclusive

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	127.41	1,371

# STORAGE UNIT

Unit 16A Whieldon Industrial Estate, Whieldon Road,  
Stoke-On-Trent, Staffordshire, ST4 4JP

## TENURE

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

## Service Charge

A service charge will be levied to the maintenance and upkeep of the common areas. More information can be provided by the agents.

## EPC

Pending.

## RATING ASSESSMENT

To be reassessed

## PLANNING

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

## VAT

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

## SERVICES

Electric is believed to be connected to the property, however, has not been tested.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



# STORAGE UNIT

Unit 16A Whieldon Industrial Estate, Whieldon Road,  
Stoke-On-Trent, Staffordshire, ST4 4JP

## LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal and professional costs in relation to the transaction.

## CONTACT

**Caine Savage**

T: 01782 202294

E: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival  
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

# 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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.