

RORY MACK

ASSOCIATES



**PREMISES ADJACENT TO
44 FIELDING STREET, STOKE ON
TRENT, STAFFORDSHIRE, ST4 4HD**

**TO LET
£4,500 PAX**

- Workshop/Storage Premises with enclosed yard
- GIA: 606 sq. ft. plus 258 sq. ft. of first floor office/storage space
- Convenient location within close proximity to A500
- Previously used as a builder's yard
- EPC: TBC



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STOKE ON TRENT,

STAFFORDSHIRE, ST4 4HD

GENERAL DESCRIPTION

A compact and self-contained workshop/storage unit with an element of 1st floor office/storage and secure yard area. The building is accessed via loading doors off the enclosed yard area which is gated and has frontage to Fielding Street. The premises would ideally suit a light workshop or storage operator looking for secure and cost effective accommodation.

LOCATION

Fielding Street runs parallel to and is accessed off Campbell Road approximately ½ a mile to the south of Stoke town centre and within ½ mile of the Sideway roundabout junction which provides direct access to the A500 and A50.

SERVICES

Mains water, drainage and electricity connected. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed subject to rent reviews every three years and with the incoming tenant being responsible for landlord's reasonable legal fees.

BUSINESS RATES

Rateable Value: £3,350

Rates Payable: £1,671,65 (24/25)

Please Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

AVAILABLE ACCOMMODATION

Ground Floor – Workshop (inc. WC) 606 sq. ft.

1st Floor – Office/Storage 258 sq. ft.

Total NIA: 864 SQ. FT.

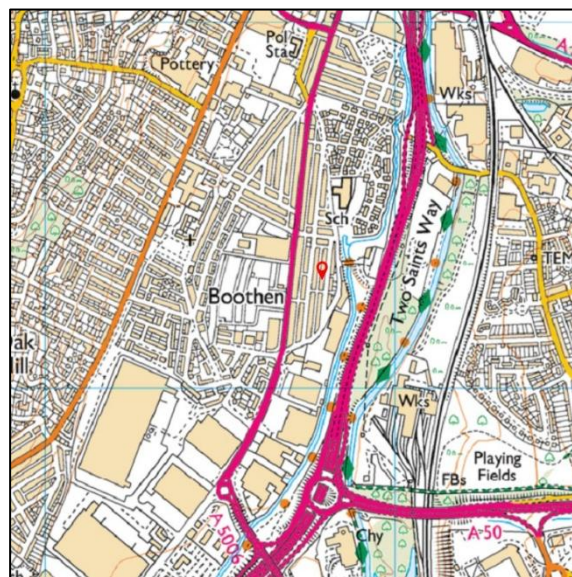
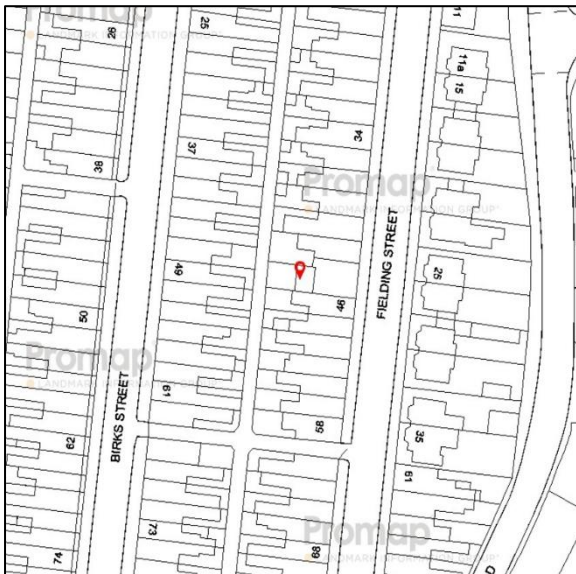
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

EPC RATING

TBC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements