

TO LET

TRADE / INDUSTRIAL PREMISES – COMING SOON (UNDER REFURBISHMENT)

UNITS 5 & 6 FEDERATION ROAD TRADING ESTATE, BURSLEM, STOKE ON TRENT, ST6 4HU



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LOCATION

Federation Road Trading Estate is prominently situated on Federation Road in Burslem and accessed via Scotia Road. Burslem is one of the five towns of Stoke on Trent and provides access to the A500 (D Road) within 1.2 miles via Davenport Street. The A500 provides access to the further towns of Stoke on Trent and Newcastle under Lyme, A50 (5.4 miles) Junctions 15 and 16 (7 miles) of the M6 Motorway.

Nearby occupiers include Lidl, Tippers and Douglas Macmillan.

DESCRIPTION

The units are trade/warehouse premises benefiting from both brick and clad elevations. Unit 6 is an end terrace unit.

Internally, the premises are currently separated but an opening in the warehouse could be created by a tenant, if required. Refurbishment on unit 6 is due to commence imminently. The units benefit from;

- Offices to the front
- WCs and kitchen areas
- Eaves height of 4.5m
- LED lighting
- Unit 5 - Single electric roller shutter access
- Unit 6 - Six electric roller shutter doors
- Unit 6 – Secure gated yard

Externally the site has a large communal car park. [Estate Virtual Tour](#)

TENURE

The units are available separately or combined. The units are available on a full repairing and insuring lease on lease terms to be agreed.

	Sq.M.	Sq.Ft
Unit 5	543	5,836
Unit 6	414	4,553
Total Gross Internal Area	965	10,389

RENT

Unit 5 - £46,750 per annum Unit 6 - £36,500 per annum

RATING ASSESSMENT

The units have current rateable values of;

Unit 5 – £22,750 (2023 Listing)

Unit 6 – £20,500 (2023 Listing)

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings;

Unit 5 – C (54)

Unit 6 – To be confirmed.

A new EPC will be completed following refurbishment anticipated at a minimum of C rating.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

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

Becky Thomas / Caine Savage

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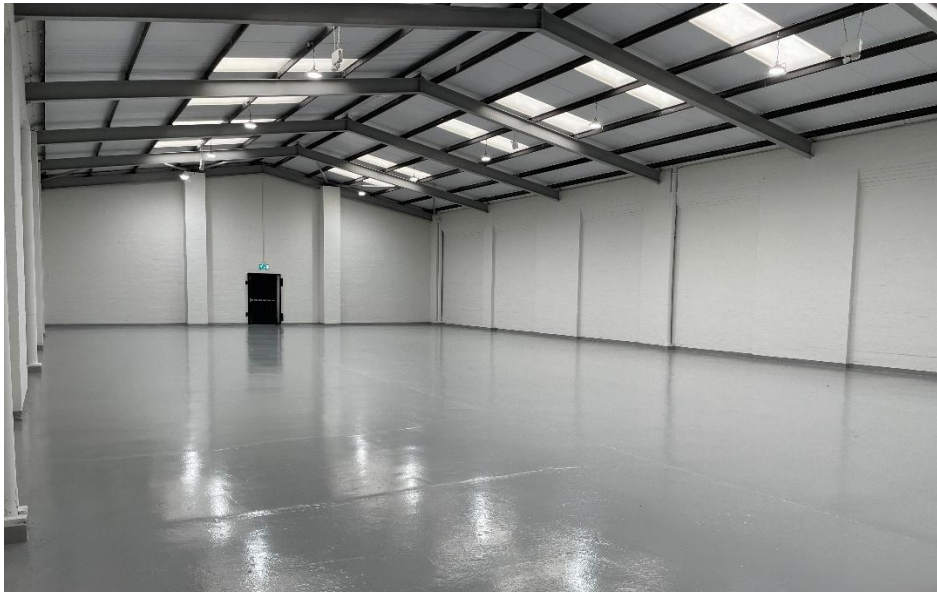
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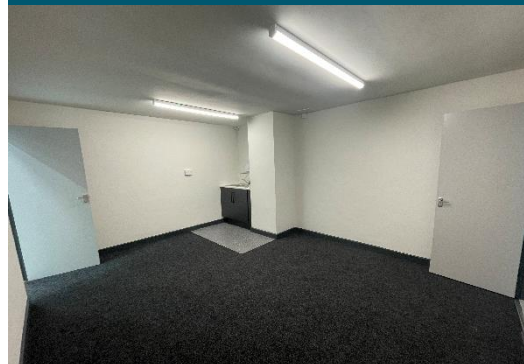


Unit 5

NT
NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



Unit 5



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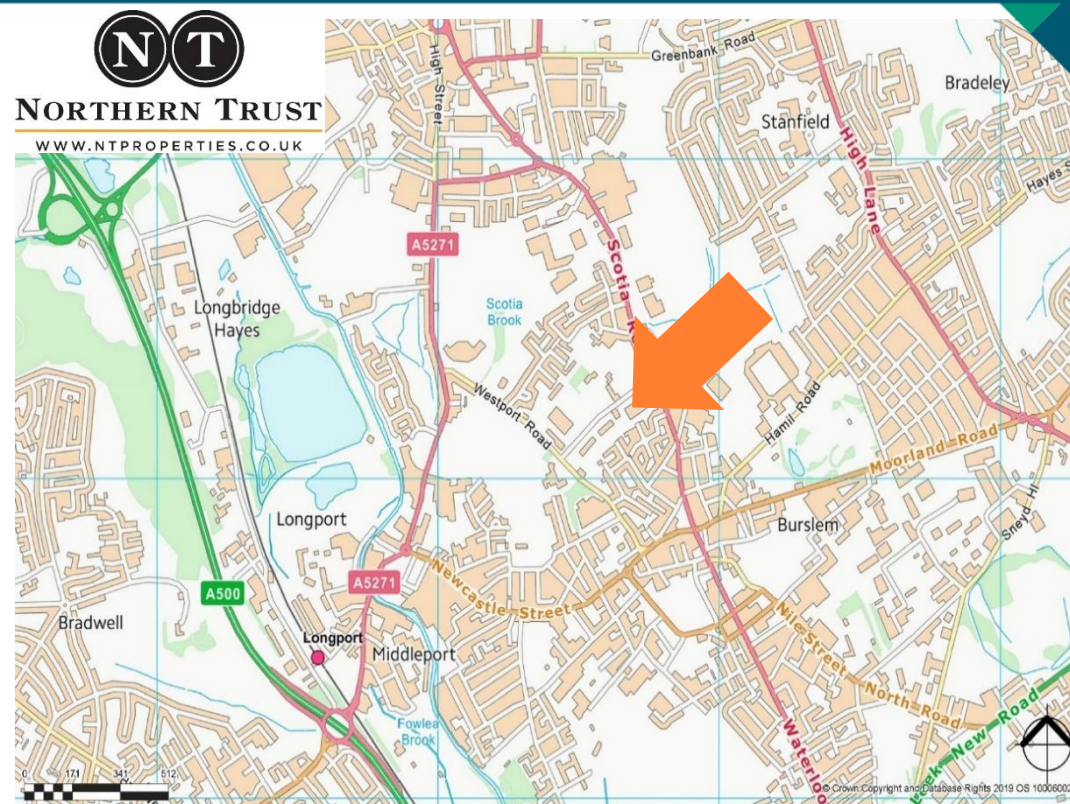
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Unit 6



Unit 6



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:

- 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.
- 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.
- 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
- all rentals and prices are quoted exclusive of VAT.
- 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.

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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.