

# TO LET

TRADE / INDUSTRIAL PREMISES – REFURBISHED

UNITS 1/2 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, Procon Electrical and Douglas Macmillan.

## DESCRIPTION

The extensively refurbished units are end-terrace industrial/trade premises benefiting from both brick and clad elevation.

Internally, the premises offer;

- Offices to the front
- LED Lighting
- New Roof
- Electric Roller Shutter Doors
- WCs and kitchen
- Eaves height 4.5m

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

## TENURE

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

ACCOMMODATION	SQ M	SQ FT
Unit 1	571	6,149
Unit 2	571	6,149
<b>Total Gross Internal Area</b>	<b>1,142</b>	<b>12,298</b>

## RENT

Upon application.

## RATING ASSESSMENT

The property has a combined rateable value of £41,000 (2023 Listing). We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – TBC

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

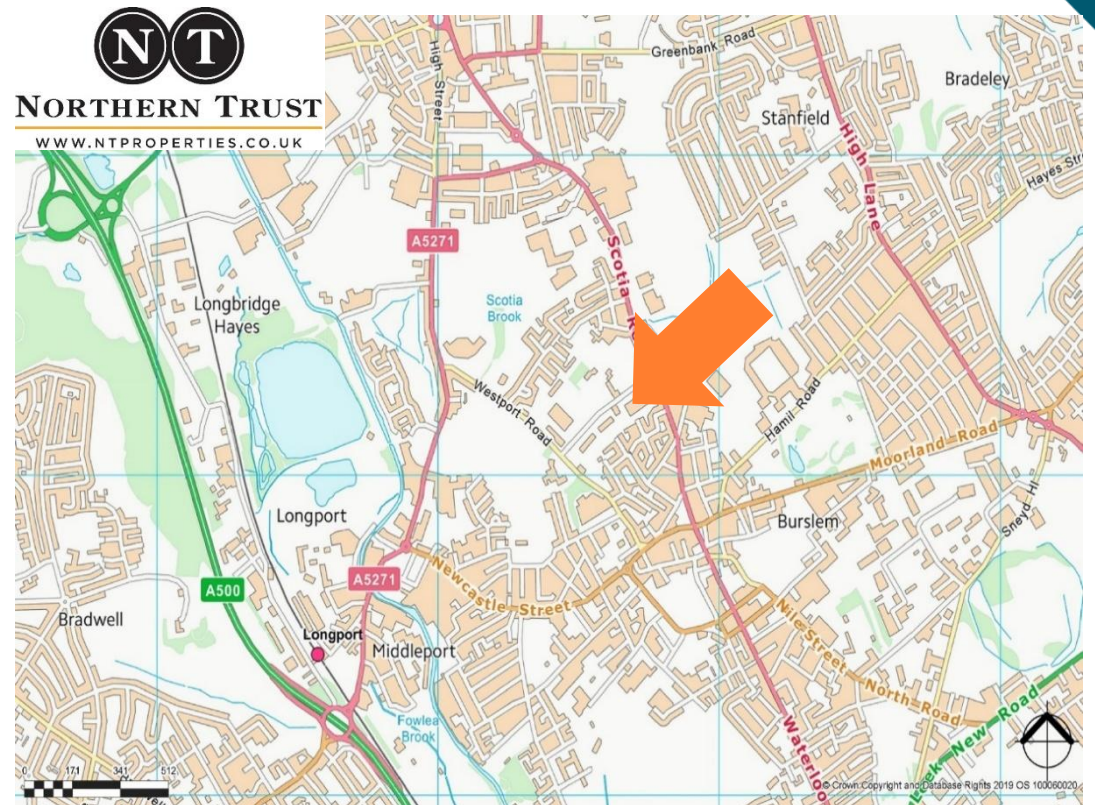
**Becky Thomas / Caine Savage**

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

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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.

[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.