

TO LET

INDUSTRIAL / WAREHOUSE UNIT

UNIT D, PEACOCK VIEW, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2XJ



Contact James Craine: james@mounseysurveyors.co.uk

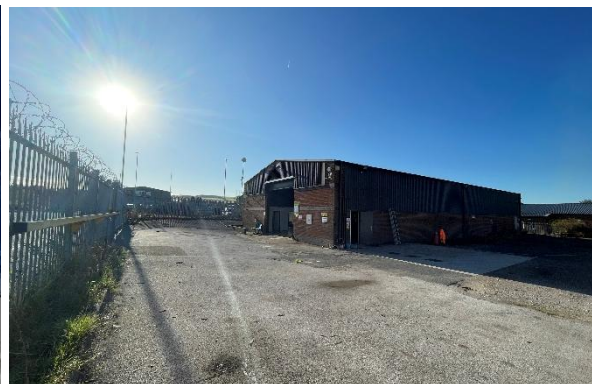
T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL / WAREHOUSE PREMISES

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STOKE-ON-TRENT, ST4 2XJ



LOCATION

Unit D is located off Peacock View which forms part of the established and popular Fenton 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. Junctions 15 and 16 are located approximately 4.6 and 10.7 miles distant respectively.

DESCRIPTION

The property comprises of a recently refurbished, detached industrial / warehouse premises on a 0.55-acre self-contained site and briefly benefits from the following specification:

- Eaves Height of 4.45 Meters
- Two Surface Roller Shutter Doors
- Two Double Gated Entrances
- Inspection Pit
- Secure Fenced Site
- Security Shutters
- Staff Welfare Facilities
- Office Accommodation

ACCOMMODATION	SQ M	SQ FT
Ground Floor	460.19	4,953
Mezzanine Floor	55.93	602
Total Gross Internal Area	516.07	5,555

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TENURE

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

RENT

£55,000 per annum exclusive of VAT.

EPC

Pending

RATING ASSESSMENT

The rating assessment listed in the VOA April 2023 list is £32,500. 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).

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.

VAT

All prices are quoted exclusive of VAT which we understand to be applicable.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to 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

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

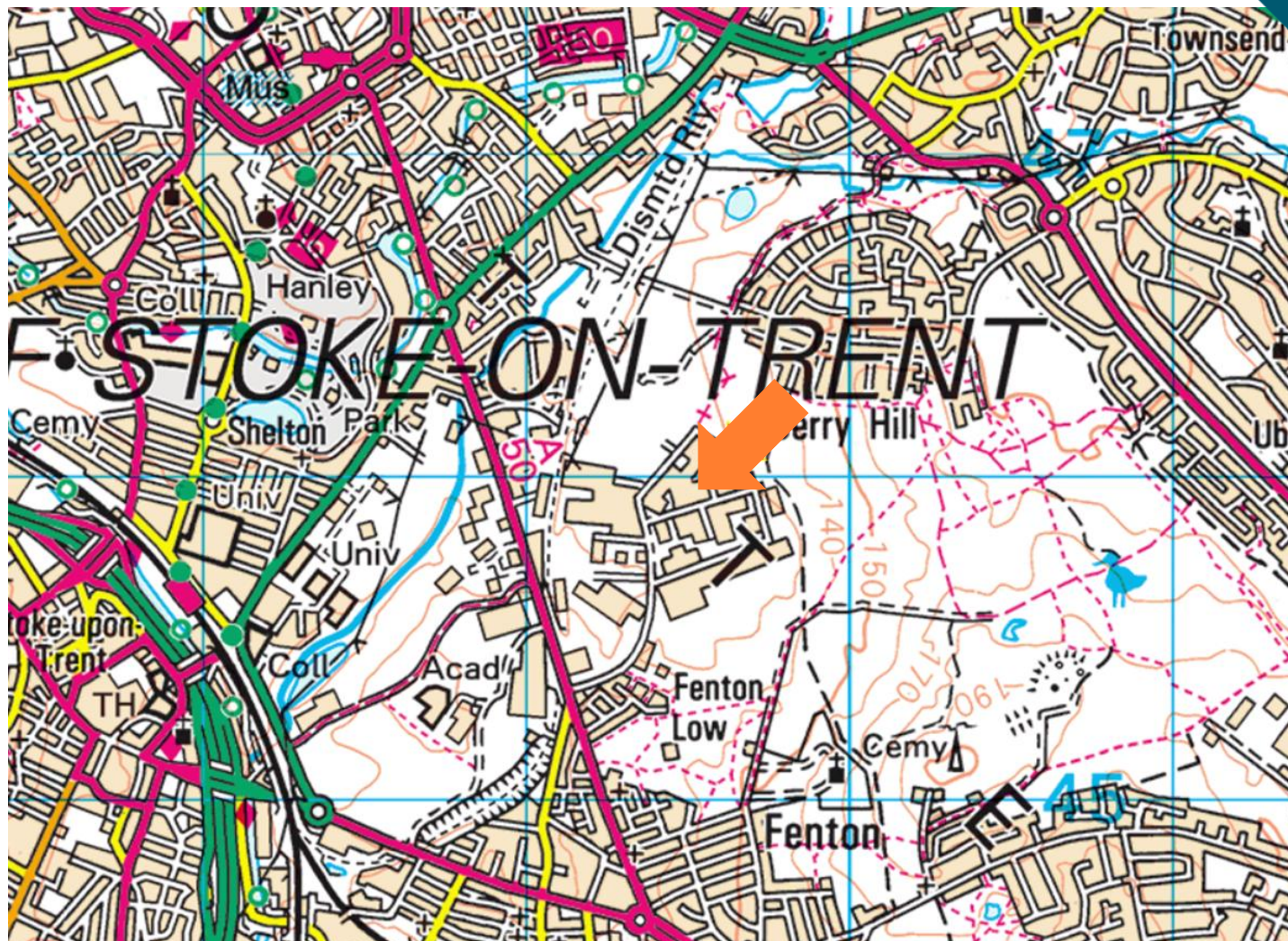
Becky Thomas

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

Or joint agents Harris Lamb – 01782
275555



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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.