

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNITS 23 & 24 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2TE



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LOCATION

The units are situated on Fenton Industrial Estate, an established 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. Hanley City Centre is approximately 2.0 miles to the north and Longton to the south.

DESCRIPTION

The unit consist of two inter-connecting industrial / warehouse premises which can be taken as a whole or individually. The premises briefly benefit from the following specification:

- 2X Electric Roller Shutter Door
- Gas Blower heater (not tested)
- LED Lighting
- 2X WC's
- Electric Security Shutters

Please note no vehicle related uses will be accepted.

TENURE

The property is available by way of a standard estate lease for term up to 3 years.

Longer leases will be on full repairing and insuring basis and subject to a service charge.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	178.46	1,921
Mezzanine Floor	98.66	1,062
Total Gross Internal Area	277.13	2,983

RENT

£24,100 per annum plus VAT the rent is inclusive of estate charge, external repairs and building insurance.

A deposit will be required to be held for the duration of the term.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £14,000 Some occupiers may benefit from 100% business rates relief for properties with an assessment under £12,000. 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).

VAT

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

SERVICES

Water, gas and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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.

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LEGAL COSTS

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

CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

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



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