

# Unit 2a, Oldfields Business Park

Galvestone Grove, Fenton  
Stoke on Trent, ST4 3PE

Freehold | Industrial Unit  
6,085 Sq.ft (565.26 Sq.m)



**Guide Price | £320,000**  
By online auction





## Amenities



4m Electric  
Roller Shutter



6m Eaves  
Height



Mezzanine with  
forklift loading

## 2a, Oldfields Business Park

6,058 Sq.ft (565.26 Sq.m)

The property comprises a semi-detached industrial unit extending to 6,058 sq ft benefiting from generous mezzanine provisions, a 4m single roller shutter door, an eaves height of 6m, forklift loading access and forecourt with parking located at the front of the property.

The unit is of steel portal frame construction with brick elevations and metal cladding. The unit benefits from a reception area and first floor office space located towards the front of the unit.

The unit itself is situated upon a wider industrial estate which is fenced and gated.

**\*\*For sale by online auction (subject to sale prior, reserve and conditions)\*\***

Location

Oldfields Business Park is located on the outskirts of Stone-on-Trent and provides access to the A50 dual carriageway situated approximately 0.6 miles from the property. The A50 in turn provides direct access to the A500 Queensway, the main arterial route through Stoke-on-Trent.

Junction 15 of the M6 motorway is approximately 3.8 miles from the property which provides access to the major UK motorway network.

Description	Sq.ft	Sq.m
Warehouse	3,201	297.36
Mezzanine	2,158	200.49
Office (First Floor)	726	67.42
Total	6,085	565.26

Locations

A50 dual carriageway: 0.5 miles  
Stoke-on-Trent: 1.5 miles  
Junction 15 of the M6: 3.8 miles

Nearest station

Stoke-on-Trent: 1.6 miles  
  
Nearest airport  
Birmingham International: 41 miles



## Further information

### Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page [www.fishergerman.co.uk/current-auctions](http://www.fishergerman.co.uk/current-auctions).

### Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase for the Freehold at an asking price of £320,000 exclusive of VAT.

### Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

### Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

### Condition of sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

### Fees

The purchase of this property is subject to a combined buyer and admin fee of £7,560 including VAT as stated on the auction listing.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is C-58.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: Unit 2a, Oldfields Business Park, Galvestone Grove, Fenton, Stoke-on-Trent, ST4 3PE  
What3words: [///remedy.sadly.shades](#)





# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated September 2024.



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