

TO LET

INDUSTRIAL/WAREHOUSE WITH PARKING – DUE TO BE REFURBISHED INCLUDING OVERCLAD ROOF

UNIT 2a MONARCH WORKS, ELSWICK ROAD, FENTON INDUSTRIAL ESTATE, ST4 2SH



Contact: Becky Thomas: becky@mounseysurveyors.co.uk

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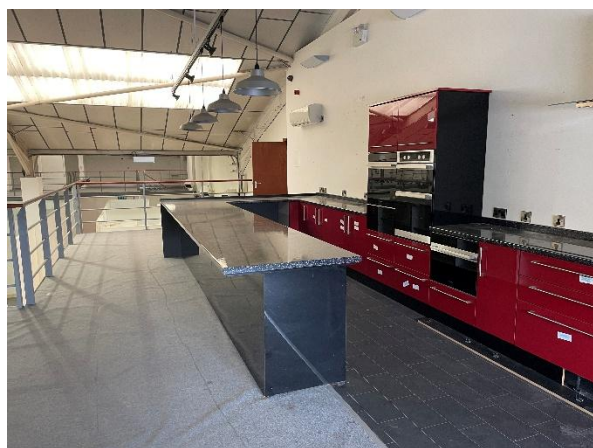
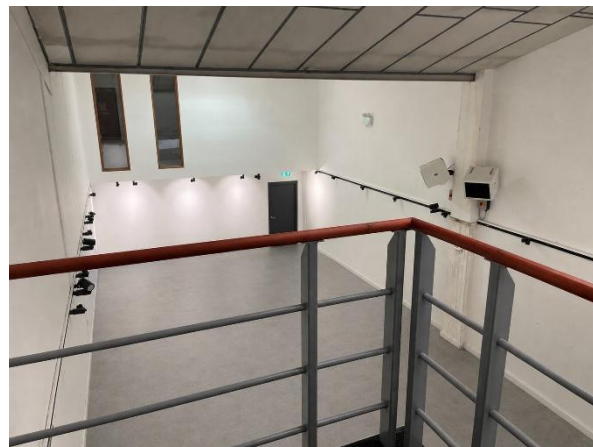
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ACCOMMODATION	SQ M	SQ FT
Ground Floor	1,044.93	11,248
Mezzanine Floors	315.20	3,393
TOTAL GIA	1,360.13	14,641

LOCATION

The property is located at the entrance to Monarch Works accessed via Elswick Road in Fenton Industrial Estate, an established commercial location benefitting from excellent road links.

The A500 dual carriageway which provides direct access to both Junctions 15 & 16 of the M6 motorway is located 1.5 miles away with Junctions 15 and 16 located approximately 4.5 and 10.4 miles distant respectively.

DESCRIPTION

The property comprises an industrial unit of steel portal frame construction beneath two pitched roofs incorporating translucent sky lights. The premises are due to be refurbished including overclad roof and redecoration throughout.

The property is available with or without the two existing mezzanine floors.

The front elevation has two surface-level electric roller shutter loading doors together with a large communal car park.

The property will benefit from the following specification:

- LED lighting
- Air Conditioning
- Large First Floor Kitchen
- Trade Counter/Reception
- First Floor Office accommodation
- Eaves height of 4.6m

Floor plan available upon request from the agents.

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TENURE

The property is available to let on a new lease with terms to be agreed.

RENT

£72,500 per annum plus VAT

EPC

TBC

RATING ASSESSMENT

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 enquiries with the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices are quoted exclusive of VAT which is applicable.

SERVICES

All mains' services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Images Following Landlord Works



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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

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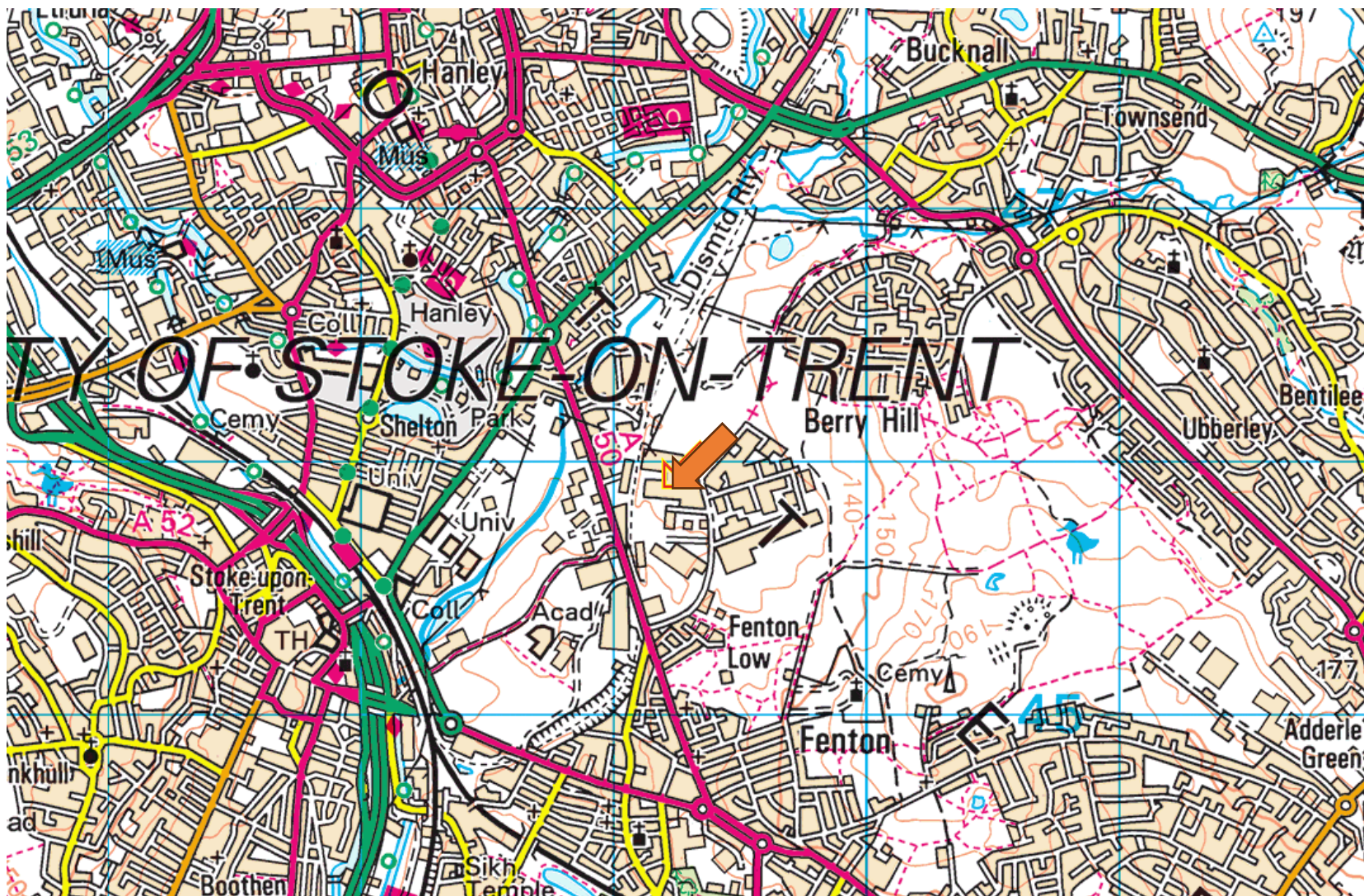
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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) 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

iv) all rentals and prices are quoted exclusive of VAT.

v) 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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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.