TO LET

WAREHOUSE / INDUSTRIAL UNIT

UNIT 16 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2TE

mounsey CHARTERED SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

WAREHOUSE / INDUSTRIAL UNIT

UNIT 16 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, FENTON, STOKE-ON-TRENT, ST4 2TE



LOCATION

The unit is 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 a mid-terrace industrial / warehouse premises of steel frame construction with brick elevations beneath a pitched, insulated roof surface.

The unit briefly benefits from the following specification:

- Three phase electric
- Eaves height of 5.1 meters
- Electric surface roller shutter door
- LED lighting
- WC's
- Concrete floor
- Ground floor office accommodation

Please note no food or vehicle related uses will be accepted.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	82.68	890

Contact James Craine: james@mounseysurveyors.co.uk

WAREHOUSE / INDUSTRIAL UNIT

UNIT 16 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, FENTON, STOKE-ON-TRENT, ST4 2TE

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.

RENT

£11,000 plus VAT per annum. The rent is inclusive of service charge and building insurance.

EPC

The property has an EPC rating of C-67.

RATING ASSESSMENT

The property has a rateable value of £9,200. 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 are quoted exclusive of VAT which may be applicable.

LEGAL COSTS

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







Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

WAREHOUSE / INDUSTRIAL UNIT

UNIT 16 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, FENTON, STOKE-ON-TRENT, ST4 2TE

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.

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.

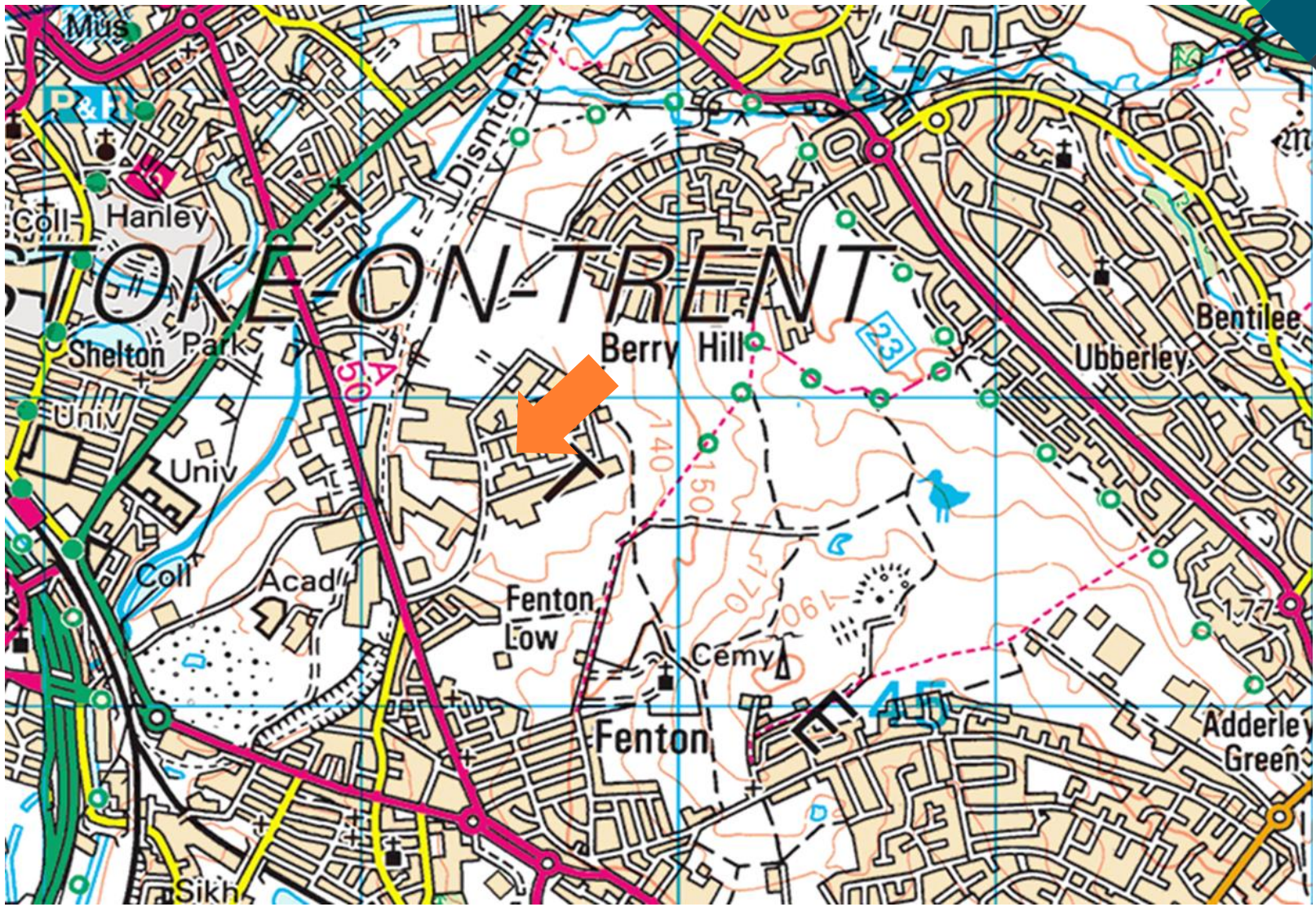
CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
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.

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.