

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 7 OLDFIELD BUSINESS PARK, GALVESTON GROVE, FENTON, STOKE-ON-TRENT, ST4 3PE



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LOCATION

The property is situated off Galveston Grove on Oldfields Business Park within close proximity to the A50 and A500 dual carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 10 miles distant respectively, whilst Stoke-on-Trent Railway Station is approximately 2 miles distant.

The property is situated on a modern business park accessed by way of a shared gated entrance point.

DESCRIPTION

The property comprises a modern, mid-terrace industrial unit of steel portal frame construction beneath an insulated, steel profile clad roof surface. The unit briefly comprises the following characteristics:

- Roller shutter door access
- Ground floor office, kitchenette and WC facilities
- Gas central heating (not tested)
- Mezzanine floor
- Dedicated car parking spaces

ACCOMMODATION	SQ M	SQ FT
Ground Floor	149.09	1,605
Mezzanine Floor	77.97	839
Total GIA	227.06	2,444

RENT

£14,000 per annum exclusive.

EPC

Rating C-73.

RATING ASSESSMENT

The property has a rateable value in the 2023 VOA Listing of £13,750. 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).

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed. A service charge is levied to cover maintaining the estate road and common areas. Further details can be provided upon request.

VAT

All prices are quoted exclusive of VAT which maybe applicable.

SERVICES

All 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.

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LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with 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.

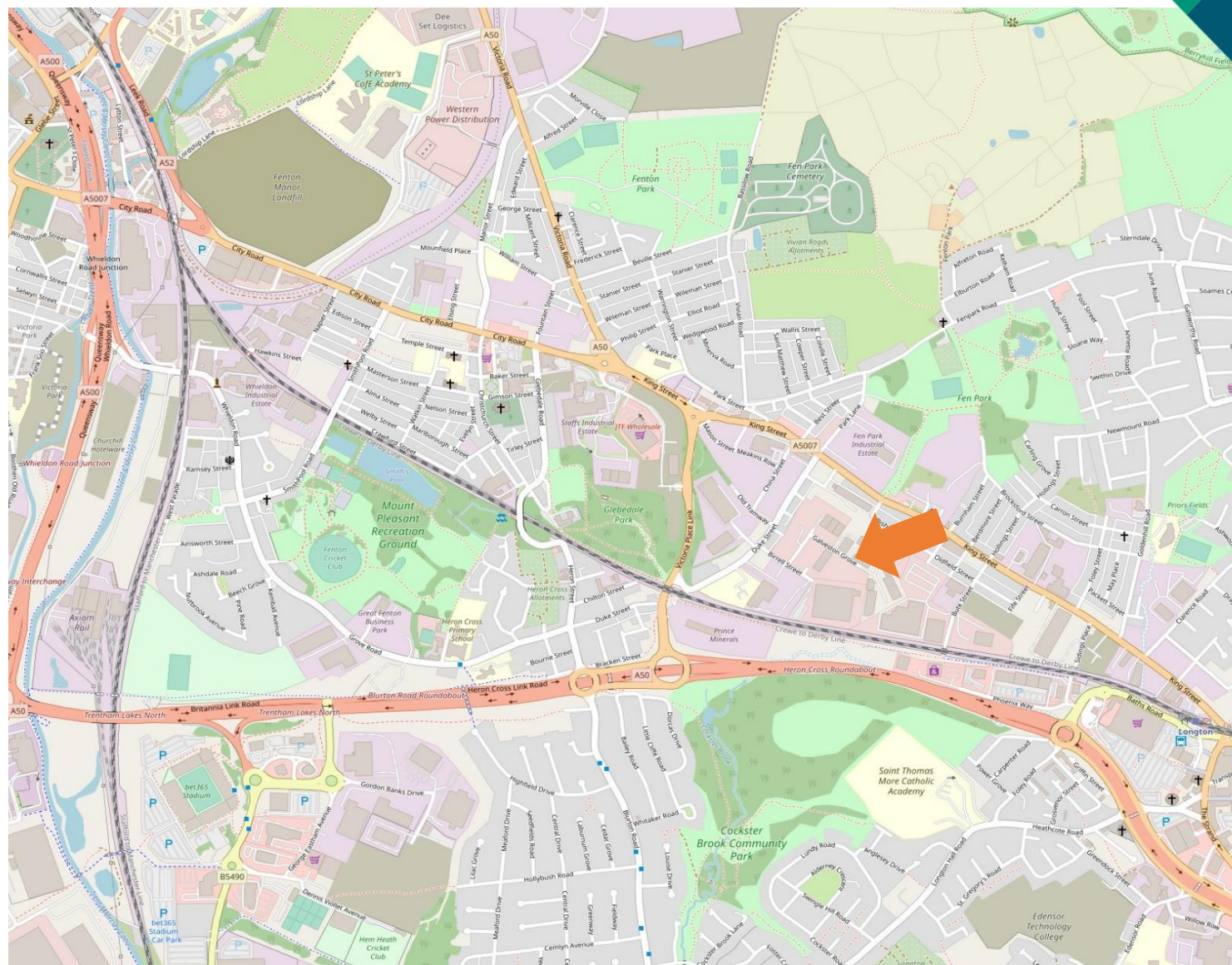
CONTACT

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Mounsey Chartered Surveyors,
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Stoke-on-Trent, ST1 5PU



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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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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.