

# TO LET

**INDUSTRIAL / WAREHOUSE PREMISES – MAY BE SPLIT INTO TWO UNITS**

**UNIT B WAYFIELDS FARM, ROWNALL ROAD, WETLEY ROCKS, ST9 0BP**



Contact Richard Mounsey: [richard@mounseysurveyors.co.uk](mailto:richard@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# INDUSTRIAL / WAREHOUSE PREMISES

UNIT B WAYFIELDS FARM, ROWNALL ROAD,  
WETLEY ROCKS, ST9 0BP

## LOCATION

The property is situated on Wayfields Farm off Rownall Road in Wetley Rocks, Stoke-on-Trent. Rownall Road can be accessed via Armshead Road to the south and off Main Road leading to Mill Lane to the North. These are approximately 0.7 miles and 1.2 miles distant respectively.

The A50 dual carriageway is located 5.3 miles to the south.

## DESCRIPTION

The property comprises a modern, detached industrial unit of steel portal frame construction beneath an insulated, steel profile clad roof surface incorporating sky lights.

The unit briefly comprises the following characteristics:

- Roller shutter door access to the front
- Office, kitchenette and WC facilities
- Dedicated car parking

ACCOMMODATION	SQ M	SQ FT
Total GIA	900.96	9,697

## RENT

£40,000 per annum exclusive for the whole premises.

£25,000 per annum exclusive should the unit be split into two.

## EPC

Rating B-44.

## 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.

## VAT

All prices are quoted exclusive of VAT which may be applicable.

## SERVICES

Mains water and electric 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.



# INDUSTRIAL / WAREHOUSE PREMISES

UNIT B WAYFIELDS FARM, ROWNALL ROAD,  
WETLEY ROCKS, ST9 0BP

## 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

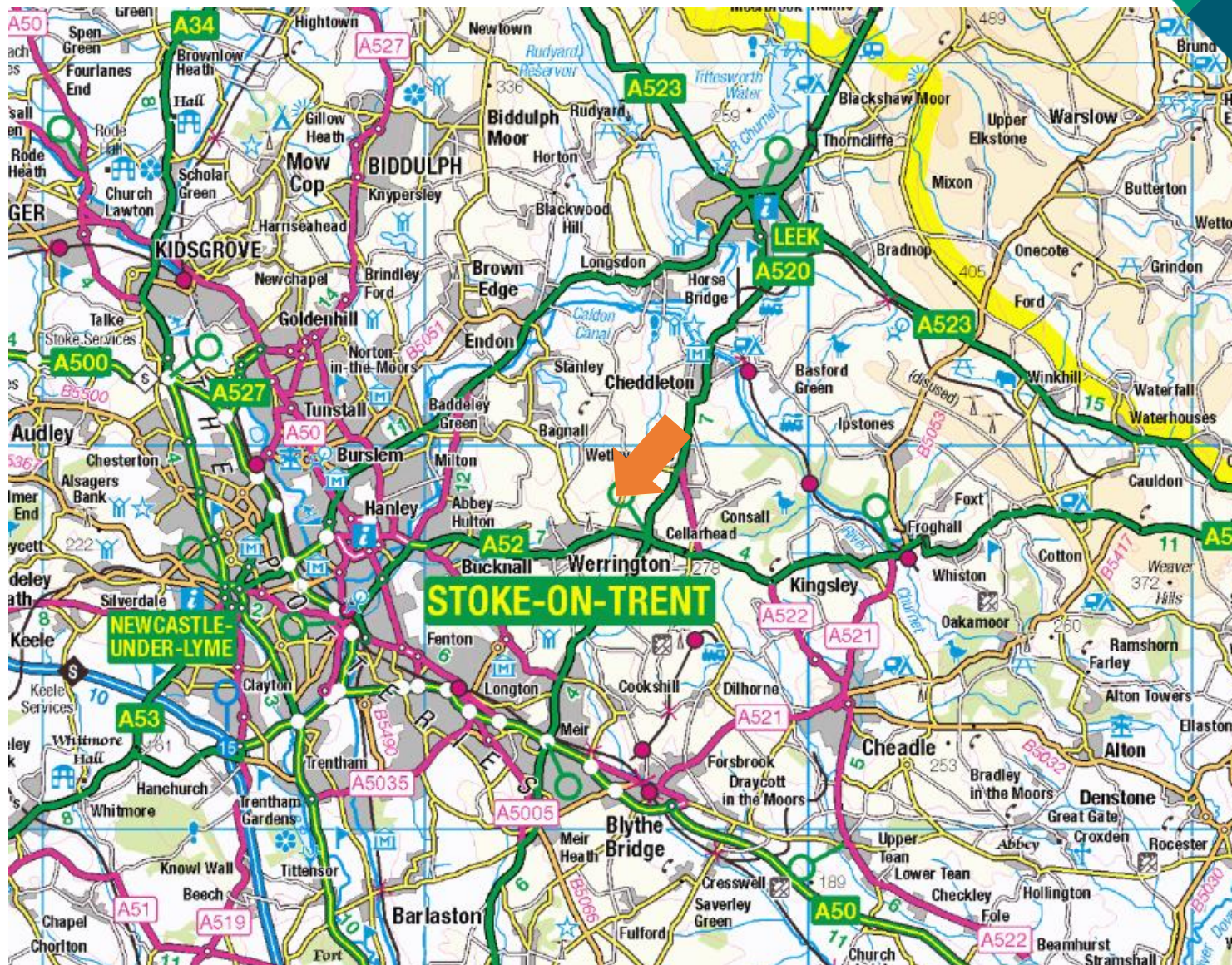
Richard Mounsey / Caine Savage

T: 01782 202294

E: [richard@mounseysurveyors.co.uk](mailto:richard@mounseysurveyors.co.uk)

E: [caine@mounseysurveyors.co.uk](mailto:caine@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:

- 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 contract.
- 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.
- 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
- all rentals and prices are quoted exclusive of VAT.
- 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](http://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 Survey and Valuation

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



## 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.