

TO LET

INDUSTRIAL UNIT

163 KING STREET, FENTON, STAFFORDSHIRE, ST4 3ER



Contact Caine Savage: caine@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL UNIT

163 KING STREET, FENTON, STAFFORDSHIRE,
ST4 3ER



LOCATION

The property is prominently located on King Street in Fenton, a busy arterial road in close proximity to the A50 dual carriageway. The A500 dual carriageway is approximately 1.5 miles distant, whilst Junction 15 of the M6 Motorway is approximately 3.5 miles distant.

DESCRIPTION

The property comprises a detached industrial unit of brick construction beneath a pitched, light steel truss roof structure. It briefly benefits from the following characteristics:

- Three concertina access doors
- Large rear yard/car park with capacity for 10-15 vehicles
- WC's
- Ground and first floor offices

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	343.74	3,700

*Photographs taken as of 2023

INDUSTRIAL UNIT

163 KING STREET, FENTON, STAFFORDSHIRE,
ST4 3ER

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£22,000 per annum plus VAT.

EPC

D-94

RATING ASSESSMENT

The rating assessment in the VOA April 2023 listing is £18,250. Interested parties should contact the local authority for further information (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 is applicable.

SERVICES

Electric and water are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



*Approximate boundaries for identification purposes only.

INDUSTRIAL UNIT

163 KING STREET, FENTON, STAFFORDSHIRE,
ST4 3ER

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.

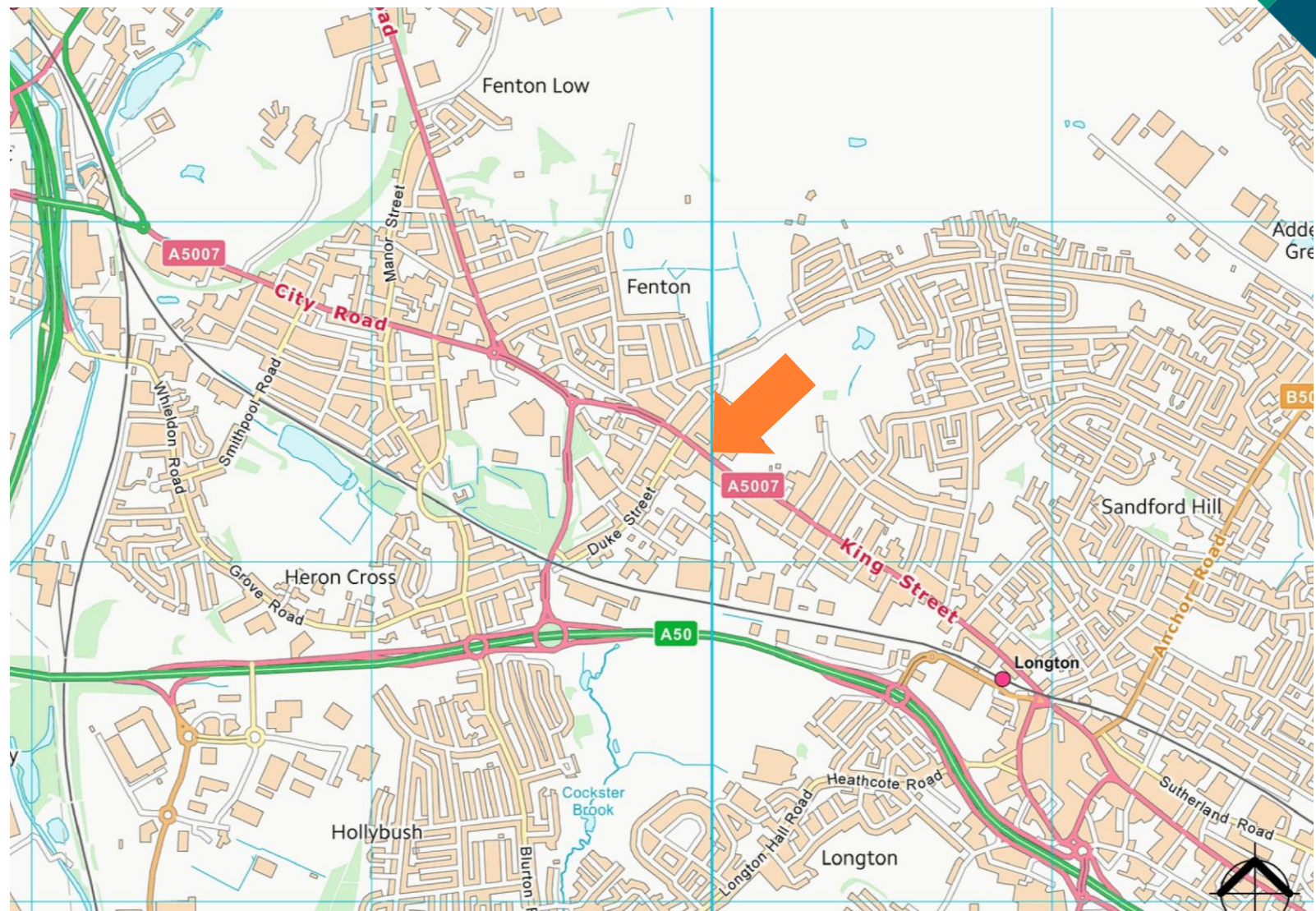
CONTACT

Caine Savage

T: 01782 202294

E: 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:

- 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 contract.
- 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.