

TO LET

TRADE COUNTER, WAREHOUSE & DISTRIBUTION PREMISES – AVAILABLE FROM JUNE 2026

F5 FENTON TRADE PARK, DEWSBURY ROAD, FENTON, STOKE-ON-TRENT, ST4 2TE



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



WAREHOUSE & DISTRIBUTION

F5 FENTON TRADE PARK, DEWSBURY ROAD,
FENTON, STOKE-ON-TRENT, ST4 2TE



LOCATION

The unit is located on Dewsbury Road on Fenton Trade Park, 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. The unit is approximately 2 miles to the south of Hanley City Centre.

DESCRIPTION

The unit is the end of terrace of modern specification suitable for warehousing with ancillary trade counter. The unit has the benefit of:

- 1st unit at the entrance to the trade park.
- Electric roller shutter door
- Pedestrian door & window with external electric roller shutters
- 3 x parking spaces plus loading area
- Eaves height of 5.1 meters
- Three-phase electric supply

SERVICES

All services are believed to be available subject to any re-connection to the property and have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

ACCOMMODATION	SQ M	SQ FT
Unit F5	238.20	2,564

WAREHOUSE & DISTRIBUTION

F5 FENTON TRADE PARK, DEWSBURY ROAD,
FENTON, STOKE-ON-TRENT, ST4 2TE

RENT

£23,500 per annum plus VAT.

SERVICE CHARGE

A contribution towards the service charge will be applicable. Further details available upon request.

EPC

The property has an EPC rating of C-75.

RATING ASSESSMENT

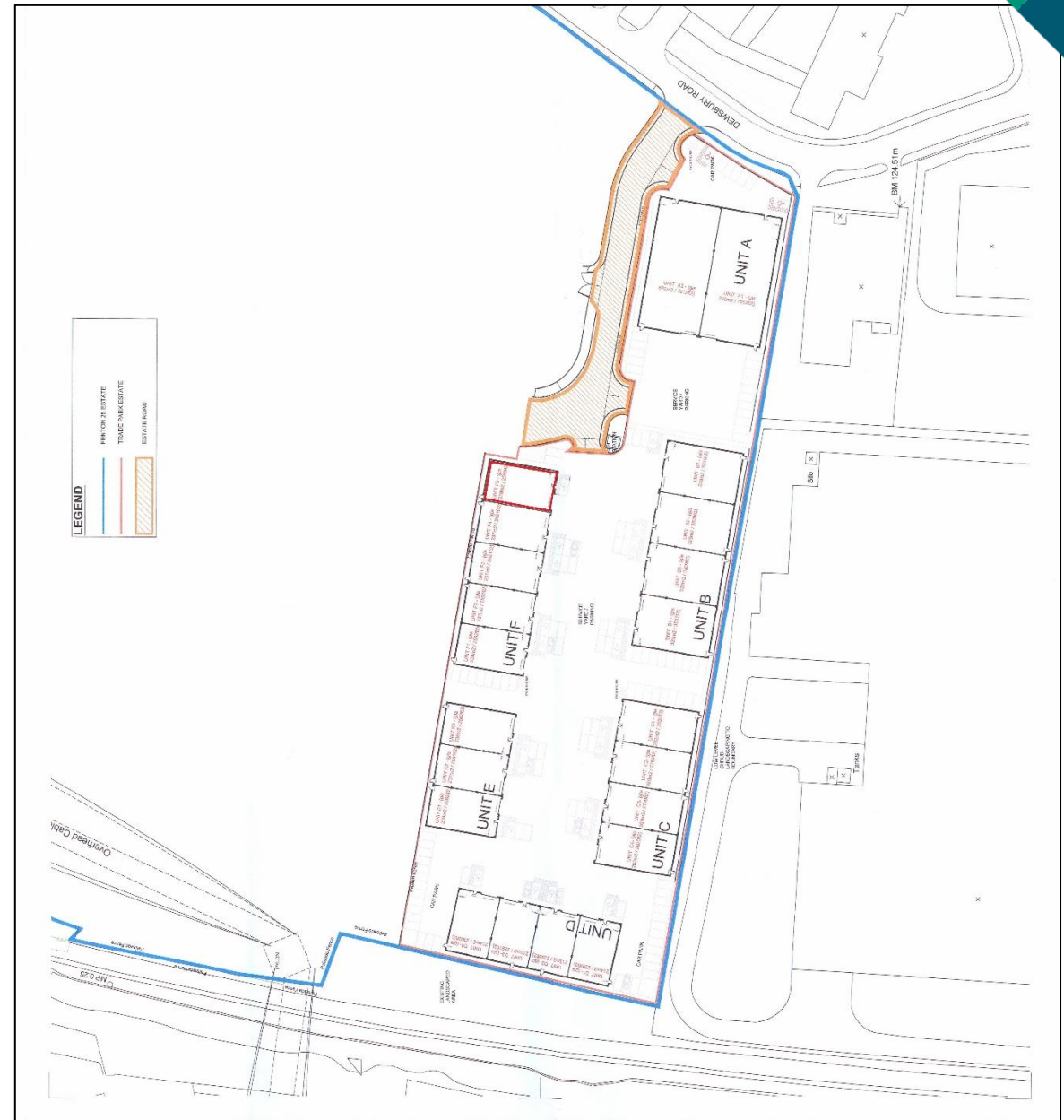
The unit is to be separately assessed. The current rating assessment listed in the VOA 2023 list for units F4 & F5 combined is £31,750. The approximate cost payable on the current assessment is £7,850. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

The premises are understood to hold B8 use (warehouse & distribution). 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 plus service charge for a term to be agreed, excluded from the Landlord & Tenant Act.



WAREHOUSE & DISTRIBUTION

F5 FENTON TRADE PARK, DEWSBURY ROAD,
FENTON, STOKE-ON-TRENT, ST4 2TE

LEGAL COSTS

The ingoing Tenant is responsible for the landlords reasonable legal costs for the preparation of the lease.

VAT

All prices are quoted exclusive of VAT which is applicable.

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

Rob Stevenson

T: 01782 202294

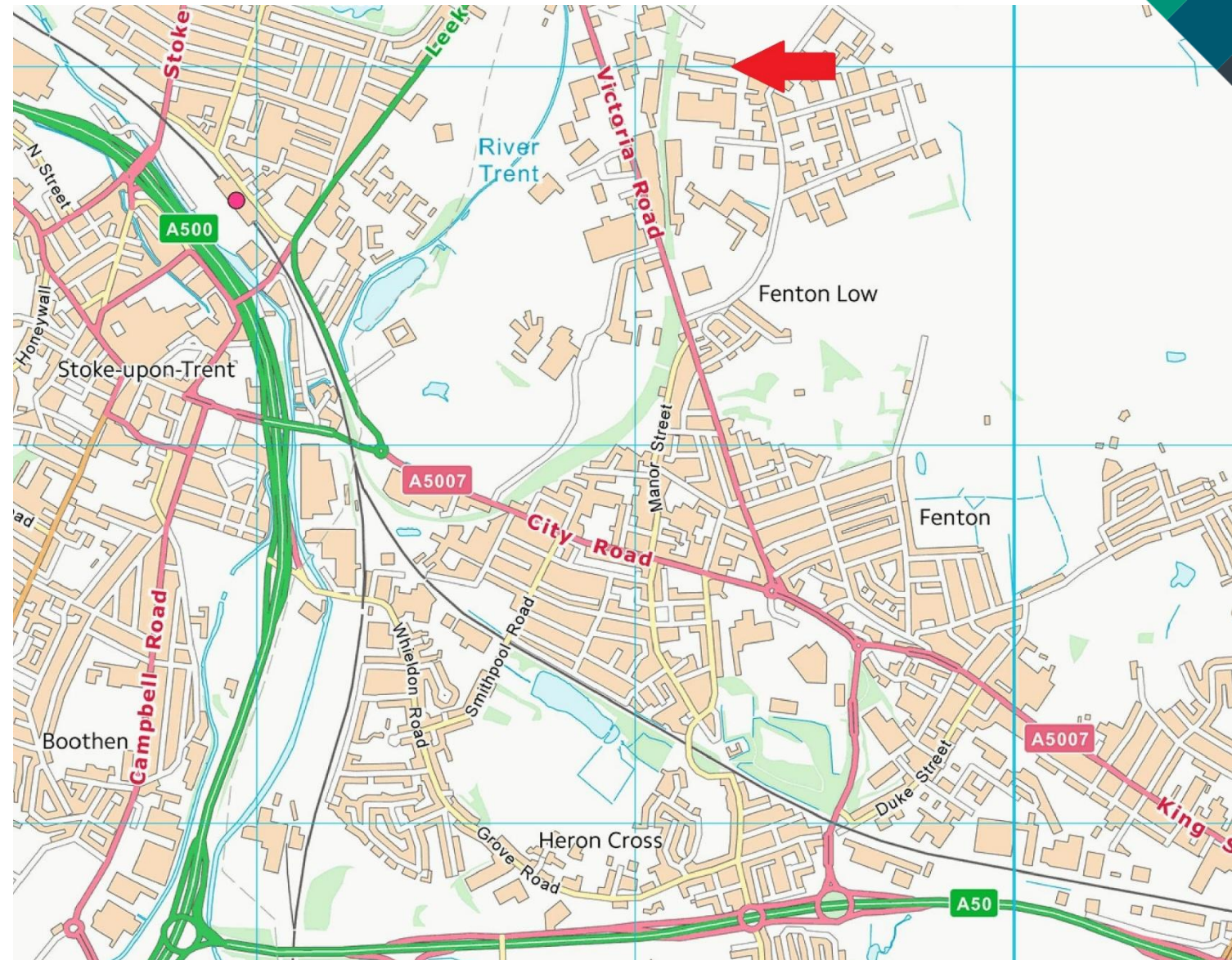
rob@mounseysurveyors.co.uk

James Craine

T: 01782 202294

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 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.