

# TO LET

## INDUSTRIAL / WAREHOUSE UNIT

Unit 24A Whieldon Road Industrial Estate, Whieldon Road, Stoke-On-Trent, Staffordshire, ST4 4PW



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

T - 01782 202294

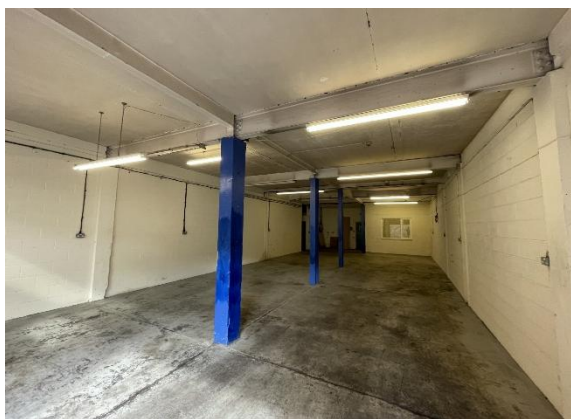
[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)





# INDUSTRIAL / WAREHOUSE UNIT

Unit 24A Whieldon Industrial Estate, Whieldon Road,  
Stoke-On-Trent, Staffordshire, ST4 4PW



## LOCATION

The unit is situated on Whieldon Industrial Estate, which is an established, well-presented estate off Whieldon Road in Fenton and in close proximity to the A500 & A50 Dual Carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 3.7 miles and 9.6 miles distant respectively.

## DESCRIPTION

The property comprises an industrial unit of brick construction with manual roller shutter access to the front. The unit benefits from a concrete floor and lighting throughout.

The unit briefly benefits from the following specification:

- Roller shutter door access
- Office
- WCs
- Eaves height of 3.16m

Surrounding occupiers include Scope Automotive, Uptime Systems Limited and Fitness Equipment Services Limited.

## RENT

£9,000 per annum exclusive

| ACCOMMODATION       | SQ M   | SQ FT |
|---------------------|--------|-------|
| Gross Internal Area | 162.55 | 1,750 |

# INDUSTRIAL / WAREHOUSE UNIT

Unit 24A Whieldon Industrial Estate, Whieldon Road,  
Stoke-On-Trent, Staffordshire, ST4 4PW

## TENURE

The unit is available by way of a new lease on terms to be agreed.

## EPC

The property has an EPC rating of C-72.

## RATING ASSESSMENT

The Rateable Value from 1<sup>st</sup> April 2023 list is £6,200. Interested parties may benefit from 100% Small Business Rates Relief. 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 and rent are quoted exclusive of VAT which is payable.

## SERVICES

Electric and water are believed to be connected to the property, however, have not been tested.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.





# INDUSTRIAL / WAREHOUSE UNIT

Unit 24A Whieldon Industrial Estate, Whieldon Road,  
Stoke-On-Trent, Staffordshire, ST4 4PW

## LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal and professional costs in relation to the transaction.

## CONTACT

**Caine Savage**

T: 01782 202294

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.