

TO LET (MAY SELL)

MODERN INDUSTRIAL / WAREHOUSE PREMISES

UNIT 19, 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, 0.4 miles from the A50 and 1.5 miles from the A500 dual carriageway. Junction 16 of the M6 Motorway is approximately 4 miles from the property, whilst Stoke-on-Trent Railway Station is approximately 2 miles.

DESCRIPTION

The property is modern steel portal frame construction with a concrete floor and part block and part clad elevations. The unit is due to be redecorated throughout and benefits from;

- Loading Access via an electric roller shutter door
- Allocated parking for 6 vehicles
- Kitchen & WCs
- 6.5m Eaves Height
- Secure Gated Site Entrance

RENT / PRICE

Rent - £40,500 per annum exclusive.

Price – On Application.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	445.92	4,800

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ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C(69)

RATING ASSESSMENT

£35,000 (2026 Listing).

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

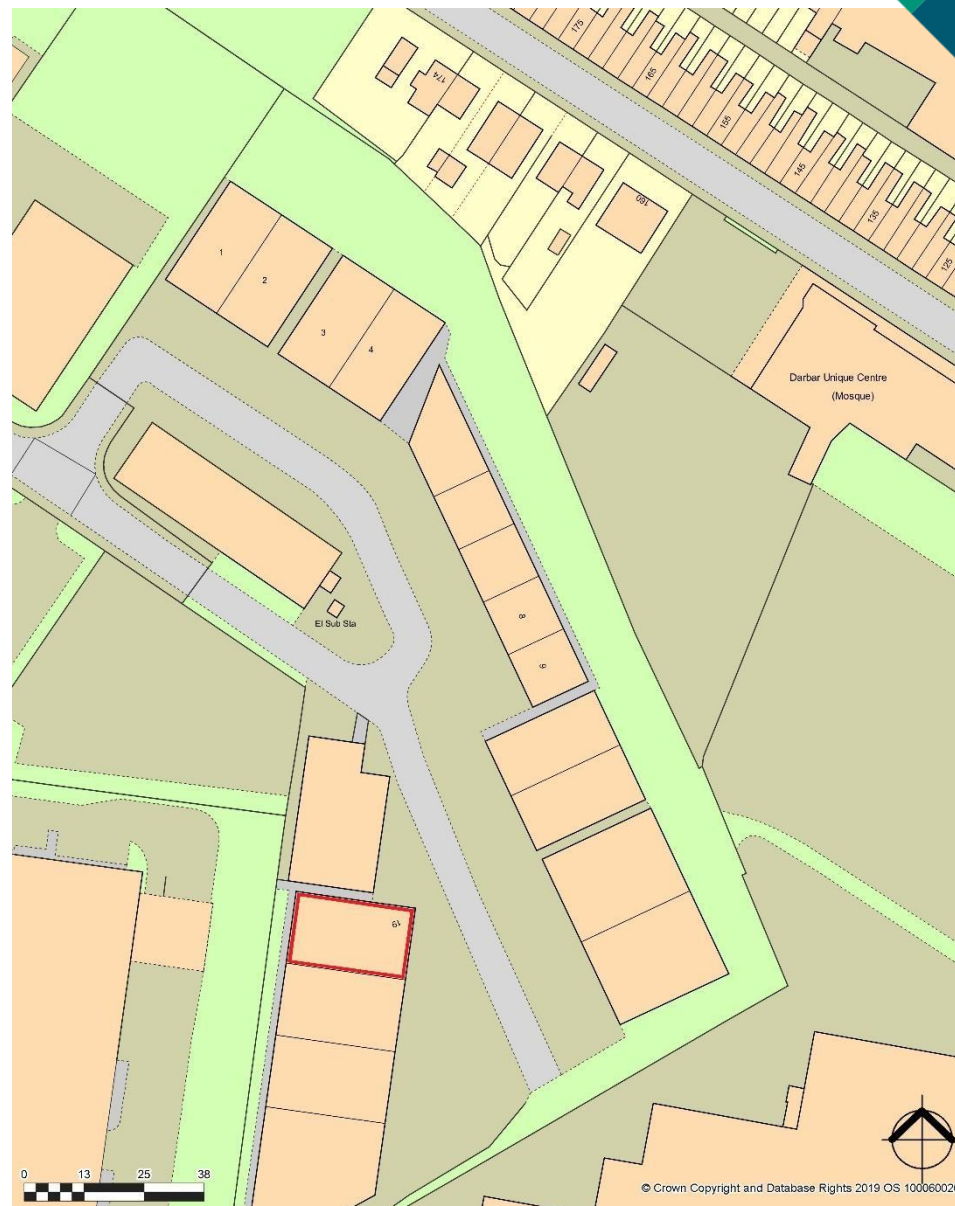
The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively, the landlord would consider a sale of the freehold.

SERVICE CHARGE

A service charge is levied to cover maintaining the common areas of the estate. Further details available from the agents.

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.

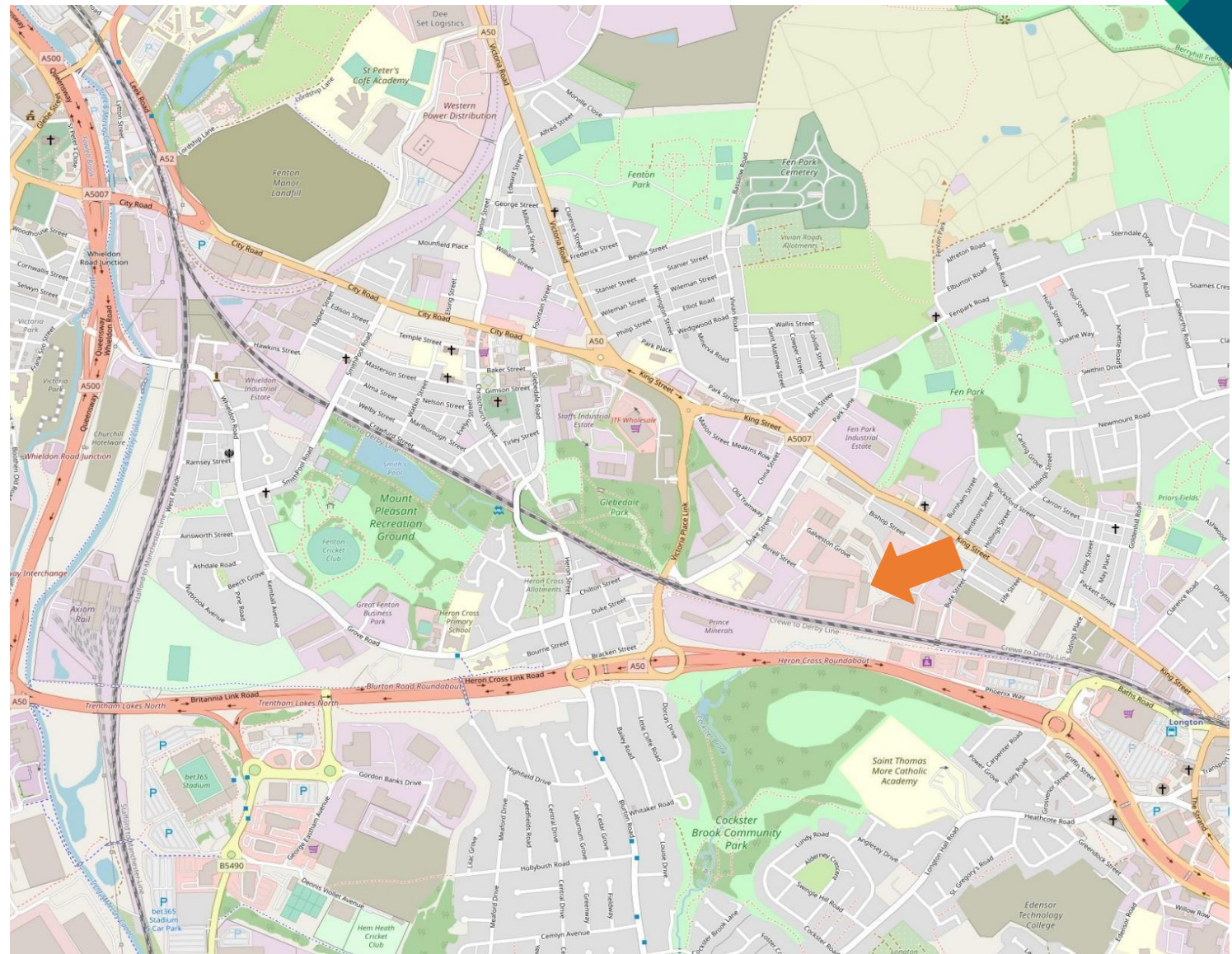
CONTACT

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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



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- 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.
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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.

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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.