



Unit 3

Whieldon Industrial Estate, Stoke-on-Trent, ST4 4JP

**Ground floor industrial area
with yard space, located off
the A500 dual carriageway.**

1,580 sq ft
(146.79 sq m)

- Concrete Floor
- Office Space
- Roller Shutter Door
- Yard

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Summary

Available Size	1,580 sq ft
Rent	£8,500 per annum
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (103)

Description

This unit comprises of a ground floor workshop area, with gated yard space. It is of brick construction with a render finish externally. The unit benefits from a concrete floor and a small office. The property benefits from the following:

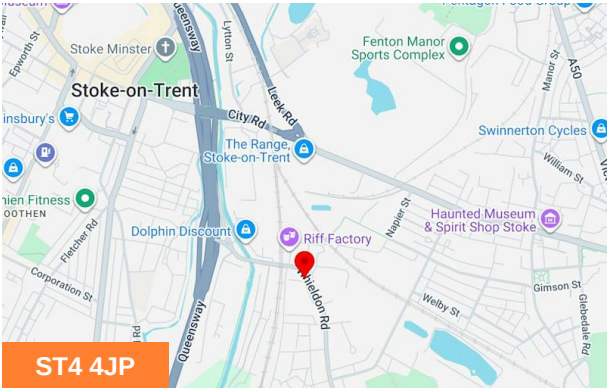
- Secure self-contained yard
- Office Space
- Roller Shutter Door
- Concrete Floor

Location

The property is situated on Whieldon Industrial Estate which is an established commercial location off Whieldon Road in Fenton. The estate benefits from excellent road links being in close proximity to both the A500 and A50 Dual Carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 9 miles distant respectively.

The unit is conveniently located near the towns of Fenton and the Greater Stoke-On-Trent area.

Surrounding occupiers include TEST, Scope Automotive and Terraces.



Viewing & Further Information



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