

# TO LET

## UNIT D PEACOCK VIEW

FENTON INDUSTRIAL ESTATE, STOKE ON TRENT, ST4 2XJ



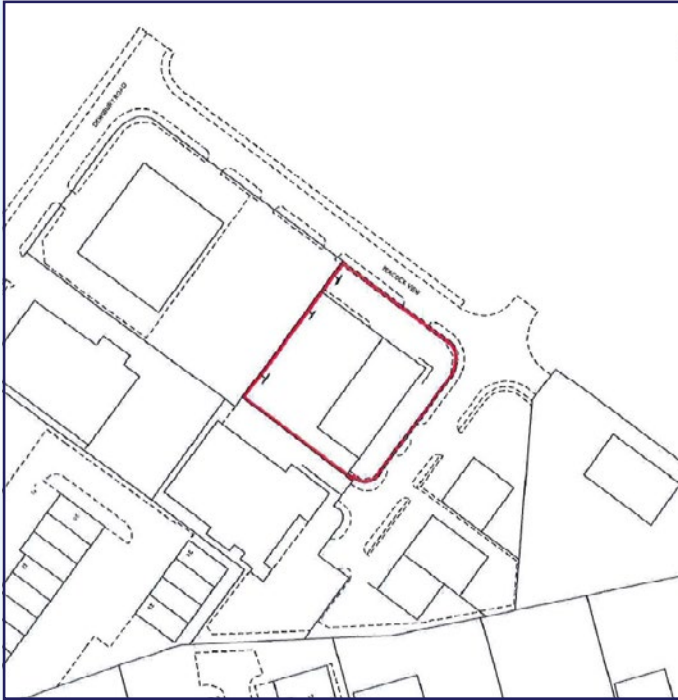
## INDUSTRIAL / WAREHOUSE PREMISES

**4,953 sq ft (460.15 sq m)** (Approx. Total Gross Internal Area)

- Self-contained building
- Large fenced yard / parking areas
- 2 loading doors
- Vehicle inspection pit

## LOCATION

The building is located on Peacock View which forms part of the Fenton Industrial Estate accessed off Victoria Road. The estate accommodates a broad range of industrial / warehouse occupiers. The A500 D Road is within 2 miles providing dual carriageway access to all main arterial roads in the area to include Junction 15 (approx. 5 miles) and Junction 16 (approx. 8 miles) M6 Motorway and the A50 which gives access to Derby and the M1.

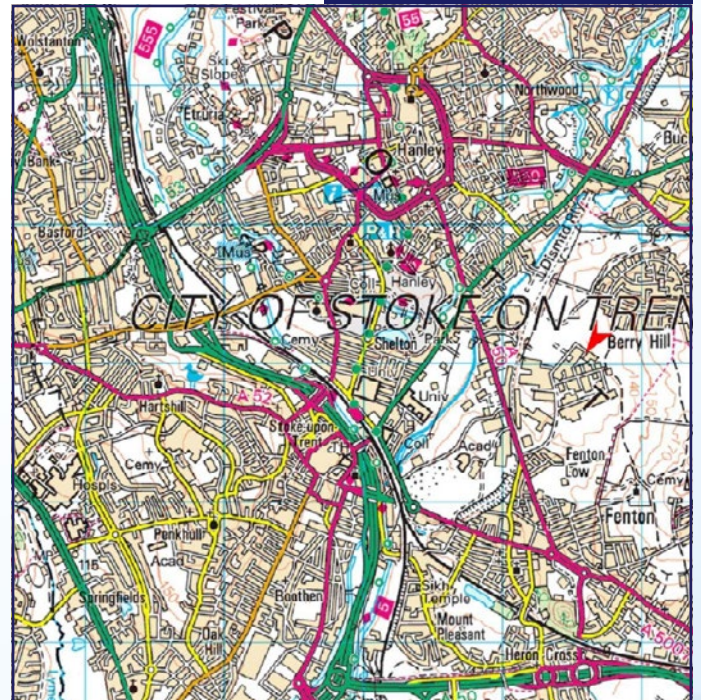


## DESCRIPTION

Unit D will comprise a refurbished steel portal frame industrial / warehouse unit with the following specification:-

- Single bay steel portal frame unit
- Internal office / WC block
- Eaves height 4.5m
- Two loading doors
- Vehicle inspection pit
- Mixture of concrete, tarmac and hardcore yard space
- Fully fenced site with two entrance gates

**POSTCODE: ST4 2XJ**



## ACCOMMODATION

	SQ M	SQ FT
Warehouse	404.22	4,351
Offices/amenity block	55.93	602
<b>TOTAL</b> Approx. Gross Internal Area	<b>460.15</b>	<b>4,953</b>
Mezzanine storage	55.93	602

Site area 0.55 acres (0.22 Ha).

## TENURE

Available on a new lease with terms to be agreed.

## RENT

£60,000 per annum exclusive.

## PLANNING

Interested parties are advised to make their own enquiries to Stoke on Trent Council Tel: 01782 234234.

## BUSINESS RATES

Rateable Value - £32,500.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating –TBC

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant / purchaser is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## VAT

All prices quoted exclusive of VAT

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

**VIEWING** Strictly via the joint agents

### HARRIS LAMB

#### Andrew Groves

andrew.groves@harrislamb.com  
07966 263 287

#### Mike Burr

mike.burr@harrislamb.com  
07827 342 460

### MOUNSEY SURVEYORS

info@mounseysurveyors.co.uk  
01782 202294

**harrislamb**  
PROPERTY CONSULTANCY

**01782 272555**

3 Lakeside Festival Park Stoke on Trent ST1 5RY

[www.harrislamb.com](http://www.harrislamb.com)

**SUBJECT TO CONTRACT** Ref: ST1290 Date: 07/25

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

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