



Unit 1 Oldfields Court, Galveston Grove,  
Oldfields Business Park, Fenton, Stoke on Trent, ST4 3ES  
To Let £60,000 per annum

Warehouse/Industrial  
Gross Internal Area: 708.31 sq. m (7,624 sq. ft.)

**Hammond Chartered Surveyors**

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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**Unit 1 Oldfields Court**  
Galveston Grove, Oldfields Business Park,  
Fenton, Stoke on Trent, ST4 3PE

**Location**

Oldfields Business Park is situated approximately 400 metres from the A50 which provides fast access to J15 & J16 of the M6 Motorway 3.9 miles and 10.5 miles distant respectively via the A500. The A50 also provides a fast road link to Derby and the M1 Motorway at Junction 24.

**Description**

The property comprises an end-of-terrace industrial unit constructed around 2005. The building is of steel portal-frame construction with cavity-brick and profiled-steel clad elevations under a profiled-steel clad roof. Internally, the building has two-storey office accommodation but is otherwise open-plan with approximately 6.81m (22ft) eaves and an electric level access goods-door to the front elevation.

The office accommodation is fitted out to a good standard including gas central heating, suspended ceilings with florescent tube lighting and perimeter trunking. Within the warehouse there are two combat warm air heaters and lo-bay industrial lighting.

To the front of the building there is a surfaced compound extending to approximately 520 sq. m secured by palisade fencing to all sides.

**Accommodation**

Description	sq. m	sq. ft
Warehouse/Office 18.53m x 34.62m	634.84	6,833
First Floor Office 6.14m x 12.66m	73.47	791
Gross Internal Area	708.31	7,624

**Services**

All mains' utilities services inc. 100A three-phase electricity and drainage are available, subject to any reconnection that may be necessary. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

**Planning**

Uses falling within Use B2, B8 and E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

**Rating**

- Description: Warehouse and Premises
- Rateable Value: £52,000
- Effective Date: 1 April 2026

**Tenure**

The Property is available by way of a new full repairing and insuring lease on terms to be agreed.

**Energy Performance**  
TBC

**Rent**  
£60,000 per annum

**VAT**  
VAT is applicable to all amounts.

**Costs**  
Each party is to be responsible for their own professional costs in relation to the transaction.

**Tenant Referencing**  
Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT applies.

**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.

**Viewings**  
Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS  
T: 01782 659 905  
M: 07957 994 057  
E: glenn@hammondsurveyors.co.uk

Phil Webb  
T: 01782 659 905  
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