

# FOR SALE (MAY LET)

INDUSTRIAL / WAREHOUSE PREMISES WITH OFFICES

INDUSTRIAL WAREHOUSE PREMISES AT ORMONDE STREET, FENTON, STOKE-ON-TRENT, ST4 3RR



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## LOCATION

The property is on Ormonde Street, adjacent to the entrance to Imex Business Park off Duke Street in Fenton. It is a short distance to both the A50 and A500 dual carriageways, whilst Junction 15 of the M6 Motorway is approximately 3.6 miles distant.

It is situated close to a range of amenities, including a Tesco Extra supermarket and Phoenix Retail Park which are approximately 1.3 miles distant.

## DESCRIPTION

The property comprises an industrial/warehouse unit arranged over four bays with two-storey office accommodation to the front, all of which is centrally positioned on a securely fenced and gated site area.

The property is of steel portal frame construction beneath a multi-pitched, clad roof structure incorporating sky lights with brick elevations. Bays 1-3 are accessed via a roller shutter door to an access road which leads to the rear yard area, whilst Bay 4 is accessed off the rear elevation. The property has a height to the eaves of 5.48 meters.

The office accommodation comprises separate warehouse and office staff facilities on the ground floor with open plan accommodation and a kitchenette to the first floor.

Externally, the yard and access road are concrete surfaced, whilst there is capacity to park approximately 40 cars.

## ACCOMMODATION

	Sq M	Sq Ft
Bays 1, 2 & 3	1,652.75	17,790
GF and FF Offices	241.62	2,601
Bay 4 (incl. Mezzanine Floor)	593.26	6,386
Workshop	231.28	2,489
<b>Total</b>	<b>2,718.91</b>	<b>29,266</b>

The property is situated on a site area of 1.58 acres (0.641 hectares).

## TENURE

Freehold with vacant possession of Bays 1, 2, 3 and the two-storey office accommodation.

Bay 4 and the rear yard will be subject to a lease, commencing on completion of the sale, to the vendor's business, Fenton Portable Buildings. It will be for a term of 5 years with a tenant option to break at the end of year 3. The rent will be £30,000 per annum.

Consideration will be given to a letting of Bays 1, 2 and 3 and the two-storey office accommodation with quoting terms available upon request.

## PRICE

£1,300,000 (plus VAT, if applicable).

## EPC

Pending.

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## RATING ASSESSMENT

The property has the following rateable values (2026 listing):

- Units 1-3 - £62,000
- Unit 4 - £31,000

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 quoted are exclusive of VAT which may be applicable.

## SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. Interested parties are advised to make their own investigations.

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.



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## 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.

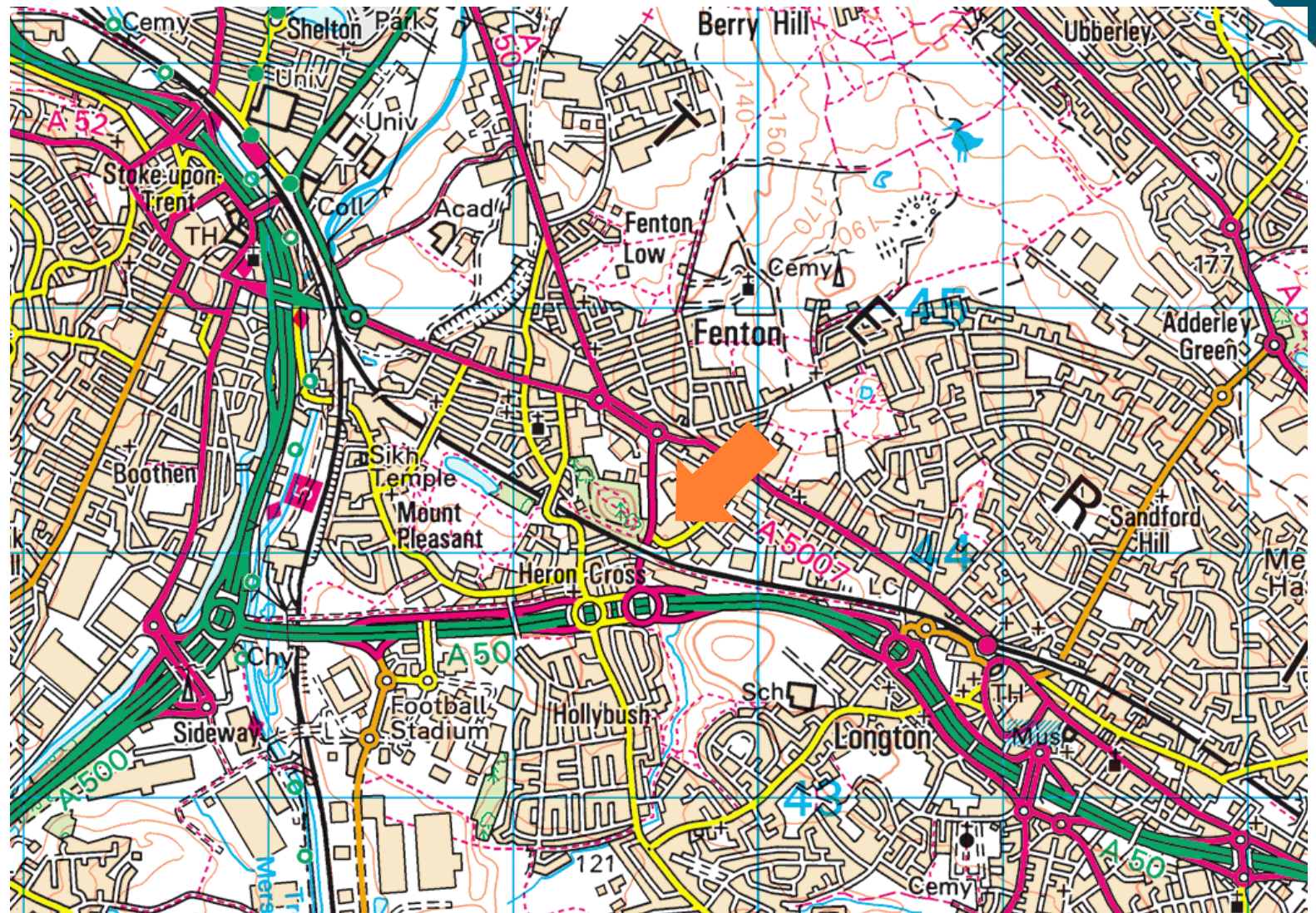
## CONTACT

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# 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.