

TO LET

INDUSTRIAL / WAREHOUSE UNIT

UNIT 12 DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2TE



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LOCATION

The unit is situated on Fenton Industrial Estate, an established industrial estate, approximately 1.5 miles from the A50 dual carriageway, which in turn provides access to the A500 and Junctions 15 & 16 of the M6 Motorway. Hanley City Centre is approximately 2.0 miles to the north and Longton to the south.

DESCRIPTION

The unit consist of an end-terrace industrial / warehouse premises of steel frame construction with brick elevations beneath a pitched, insulated roof surface.

The unit briefly benefits from the following specification:

- Three Phase Electric
- Electric Roller Shutter Door
- LED Lighting
- WC
- Concrete Floor

Please note no food or vehicle related uses will be accepted.

TENURE

The property is available by way of a standard estate lease for term up to 3 years. Longer leases will be on full repairing and insuring basis and subject to a service charge.

ACCOMMODATION

SQ M

SQ FT

Gross Internal Area

221.85

2,388

RENT

£21,000 plus VAT per annum.

EPC

The property has an EPC rating of B-36.

RATING ASSESSMENT

The property has a rateable value of £16,000. 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 are quoted exclusive of VAT which is applicable.

SERVICES

All mains' services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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.

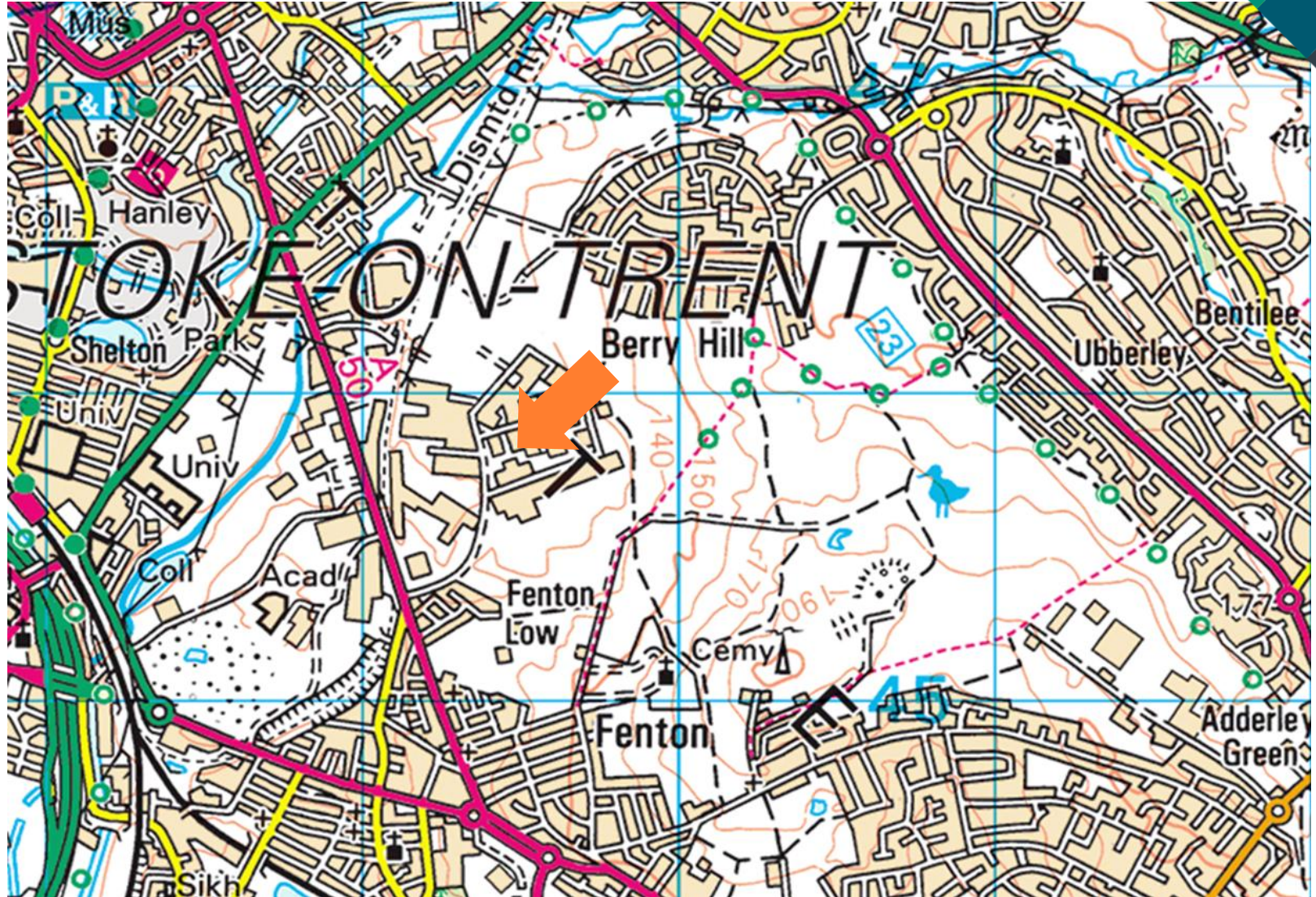
CONTACT

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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.



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Residential Valuation

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