

RORY MACK

ASSOCIATES



**WAREHOUSE AT FWB PRODUCTS,
WHIELDON ROAD, STOKE ON
TRENT, STAFFORDSHIRE, ST4 4JE**

**TO LET
£15,500 PAX**

- Versatile industrial unit with mezzanine
- Total GIA: 1,831 sq ft
- Includes parking space to the side plus the option to rent the yard opposite
- Fully secure site with easy access to the A500
- EPC – C (66)



WAREHOUSE AT FWB PRODUCTS

WHIELDON ROAD, STOKE ON TRENT

ST4 4JE

GENERAL DESCRIPTION

A detached steel portal frame industrial unit with cement asbestos roof with brick and blockwork sides. The unit is located at the far end of the site offering privacy and security and includes some yard space at the front with sufficient space for a HGV to turn or back in with parking for half a dozen cars at the side. The property has concertina door shutters to the front plus an electric roller shutter and benefits from 3 phase electricity, solid concrete floor, gas blow heater and mezzanine covering 450 sq ft of useful space above the ground floor. The parcel of land/compound directly in front of the unit can also be rented for additional cost and would come in useful for van or car parking or additional storage. Maximum eaves height is 23' and minimum (under mezzanine) is 11'3.

LOCATION

The unit is located at Whieldon Road on the FWB site and around 200m off the A500. The unit is surrounded by similar industrial and office type buildings and businesses.

BUSINESS RATES

FWB pay the business rates for the whole site but the incoming tenant will be expected to pay back to the landlord their own share. This will form part of the lease.

Rateable Value: £4,224

Rates Payable: £2,108pa (25/26).

Note: The landlord will pay the rates for the site and you will reimburse the amount above.

VAT

The rent is subject to VAT.

ACCOMMODATION

Ground floor

Workshop: 1,831 sq ft

Total NIA: 1,831 sq ft

Mezzanine

Storage: 450 sq ft

WC: --

SERVICES

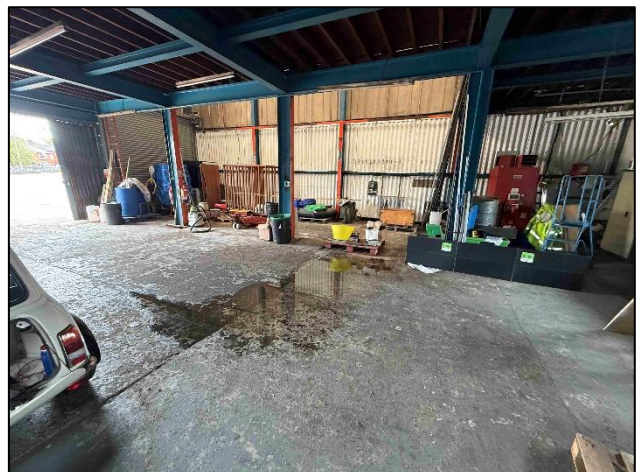
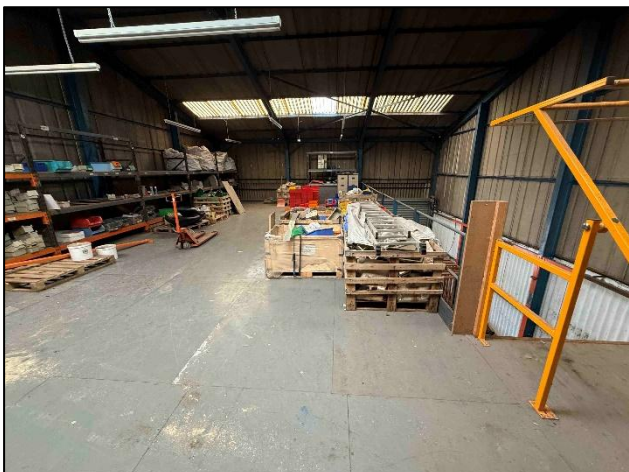
Mains electricity, water and drainage are connected. No services have been tested by the agents.

TENURE

Available by way of a new Internal Repairing and Insuring lease, contracted outside of the Landlord & Tenant Act 1954 for a term of years to be agreed. There will be rent reviews every 3 years and each party will bear their own legal costs associated with the lease.

ANTI MONEY LAUNDERING REGULATIONS

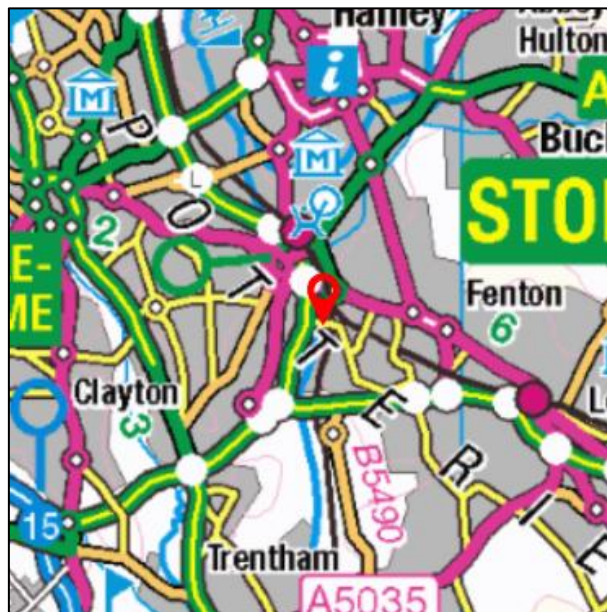
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



WAREHOUSE AT FWB PRODUCTS

WHIELDON ROAD, STOKE ON TRENT

ST4 4JE



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements