






**INDUSTRIAL /
WAREHOUSE UNIT**
192.16 SQ.M (2,068 SQ.FT)

Approx. Gross Internal Area

**Unit 5 Crown Business Park, Fenton
Industrial Estate, Govan Road, Fenton,
Stoke-on-Trent, ST4 2RS**

-  Self-contained workshop with offices
-  Onsite parking
-  Roller shutter and pedestrian access

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CHARTERED
SURVEYORS

THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Rob Stevenson**

Email: **rob@mounseysurveyors.co.uk**



LOCATION

The subject property is situated on Govan Road on Fenton Industrial Estate, approximately 1.5 miles from the A50 dual carriageway and approximately 2.0 miles to the south of Hanley (City Centre).

Other occupiers onsite include Sanctuary Housing, Lifeways, NHS and Chaffinch Document Shredding.

DESCRIPTION

The unit is a well presented detached industrial building of modern characteristics, being of steel portal frame construction beneath a pitched, profile clad roof surface incorporating sky lights.

Internally the building comprises a main warehouse incorporating refurbished offices, WCs and kitchen.

The property benefits include:

- Three phase power supply
- Roller shutter access
- Separate office entrance
- Private parking fronting the unit
- Shared onsite visitors parking
- Gas blower and central heating

TENURE

The property is available by way of a new full repairing and insuring Lease for a term to be agreed. The Lease will include an estate charge equivalent to 10% of the rent passing.

RENT

£17,000 per annum plus VAT.

RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £10,250. Small businesses may benefit from Small Business Rates Relief of up to 100%. 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).

Please note vehicle repair/maintenance uses will not be considered.



SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

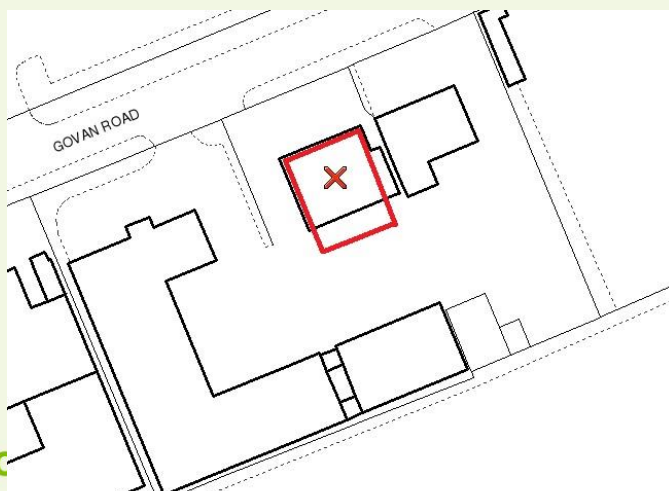
Each party is responsible for its own legal costs in connection with the transaction.

EPC

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VAT

All prices and rent are quoted exclusive of VAT which is applicable.



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