

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 3 OLD WHIELDON ROAD, FENTON, STOKE-ON-TRENT, ST4 4HW



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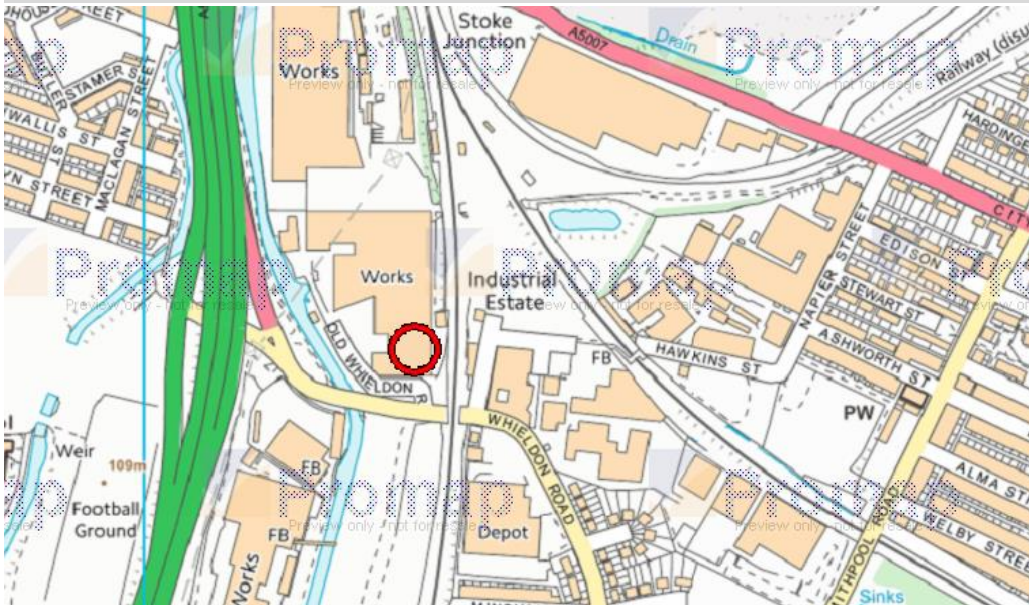
LOCATION

The property is located on Old Whieldon Road adjacent to the A500 dual carriageway, an 'A' road link to the towns of Stoke-on-Trent between Junctions 15 and 16 of the M6 Motorway. Whieldon Road provides a direct link to the A50 dual carriageway which provides good access to the east of Stoke-on-Trent as well as Junction 24 of the M1 Motorway.

DESCRIPTION

The property comprises an industrial/warehouse unit briefly benefitting from the following specification:

- Surface level roller shutter door
- Service forecourt & loading canopy
- WC's
- Large power supply
- Flexible lease terms



TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£35,000 per annum exclusive of VAT.

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate.

ACCOMMODATION

SQ.FT

SQ.M

10,879

1,002

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

EPC

The property has an EPC rating of D – 91.

RATING ASSESSMENT

The property has a rateable value of £20,250. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

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.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

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