



Unit 1 Oldfields Court, Galveston Grove,
Oldfields Business Park, Fenton, Stoke on Trent, ST4 3ES
To Let £55,000 per annum

Warehouse/Industrial
Gross Internal Area: 708.31 sq. m (7,624 sq. ft.)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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Unit 1 Oldfields Court
Galveston Grove, Oldfields Business Park,
Fenton, Stoke on Trent, ST4 3PE

Location

Oldfields Business Park is situated approximately 400 metres from the A50 which provides fast access to J15 & J16 of the M6 Motorway 3.9 miles and 10.5 miles distant respectively via the A500. The A50 also provides a fast road link to Derby and the M1 Motorway at Junction 24.

Description

The property comprises an end-of-terrace industrial unit constructed around 2005. The building is of steel portal-frame construction with cavity-brick and profiled-steel clad elevations under a profiled-steel clad roof. Internally, the building has two-storey office accommodation but is otherwise open-plan with approximately 6.81m (22ft) eaves and an electric level access goods-door to the front elevation.

The office accommodation is fitted out to a good standard including gas central heating, suspended ceilings with florescent tube lighting and perimeter trunking. Within the warehouse there are two combat warm air heaters and lo-bay industrial lighting.

To the front of the building there is a surfaced compound extending to approximately 520 sq. m secured by palisade fencing to all sides.

Accommodation

Description	sq. m	sq. ft
Warehouse/Office 18.53m x 34.62m	634.84	6,833
First Floor Office 6.14m x 12.66m	73.47	791
Gross Internal Area	708.31	7,624

Services

All mains' utilities services inc. 100A three-phase electricity and drainage are available, subject to any reconnection that may be necessary. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Planning

Uses falling within Use B2, B8 and E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

Rating

- Description: Warehouse and Premises
- Rateable Value: £52,000
- Effective Date: 1 April 2026

Tenure

The Property is available by way of a new full repairing and insuring lease on terms to be agreed.

Energy Performance
TBC

Rent
£55,000 per annum

VAT
VAT is applicable to all amounts.

Costs
Each party is to be responsible for their own professional costs in relation to the transaction.

Tenant Referencing
Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT applies.

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.

Viewings
Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS
T: 01782 659 905
M: 07957 994 057
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Phil Webb
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