

TO LET

INDUSTRIAL / WAREHOUSE UNIT

Unit 31 Whieldon Industrial Estate, Whieldon Road, Stoke-On-Trent, Staffordshire, ST4 4PW



Contact James Craine: james@mounseysurveyors.co.uk

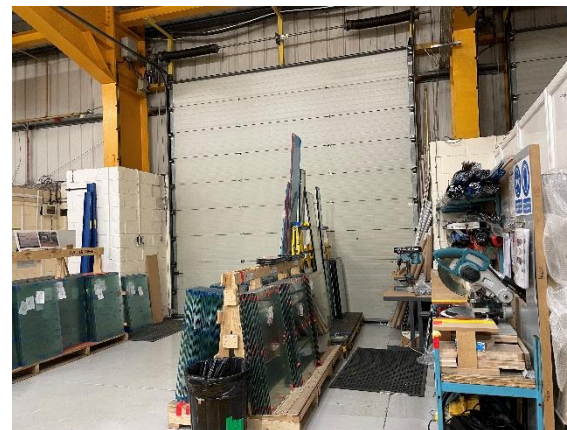
T - 01782 202294

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LOCATION

The unit is situated on Whieldon Industrial Estate, which is an established, well presented estate off Whieldon Road in Fenton and in close proximity to the A500 & A50 Dual Carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 3.7 miles and 9.6 miles distant respectively.

DESCRIPTION

The property comprises of a detached industrial unit of steel portal frame construction with a loading yard and car parking area.

The unit briefly benefits from the following specification:

- 3 X Roller shutter door access with canopy
- Loading Yard
- Office Space
- 3 Phase Power
- WC and kitchenette
- Eaves Height of – 5.81 Meters
- 13 Allocated car parking spaces (more may be available upon separate negotiation)

Surrounding occupiers include Scope Automotive, TWB Access Solutions and Keeling and Walker.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	1,195	12,862

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TENURE

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

RENT

£65,000 per annum exclusive

EPC

The property has an EPC rating of D-81.

RATING ASSESSMENT

Currently the property is assessed in a group of other units and is in the process of being split. 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).

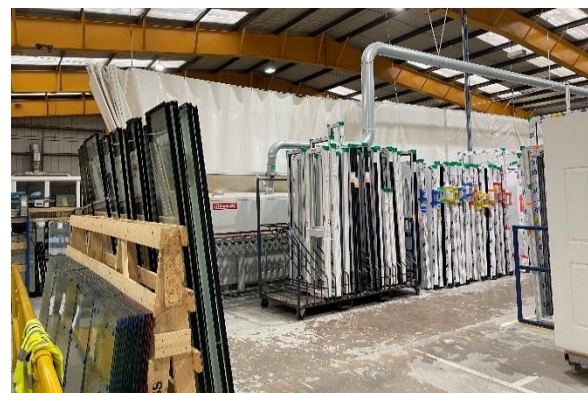
VAT

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

SERVICES

All mains services are believed to be connected to the property. We understand the power supply to be 100 amps.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

CONTACT

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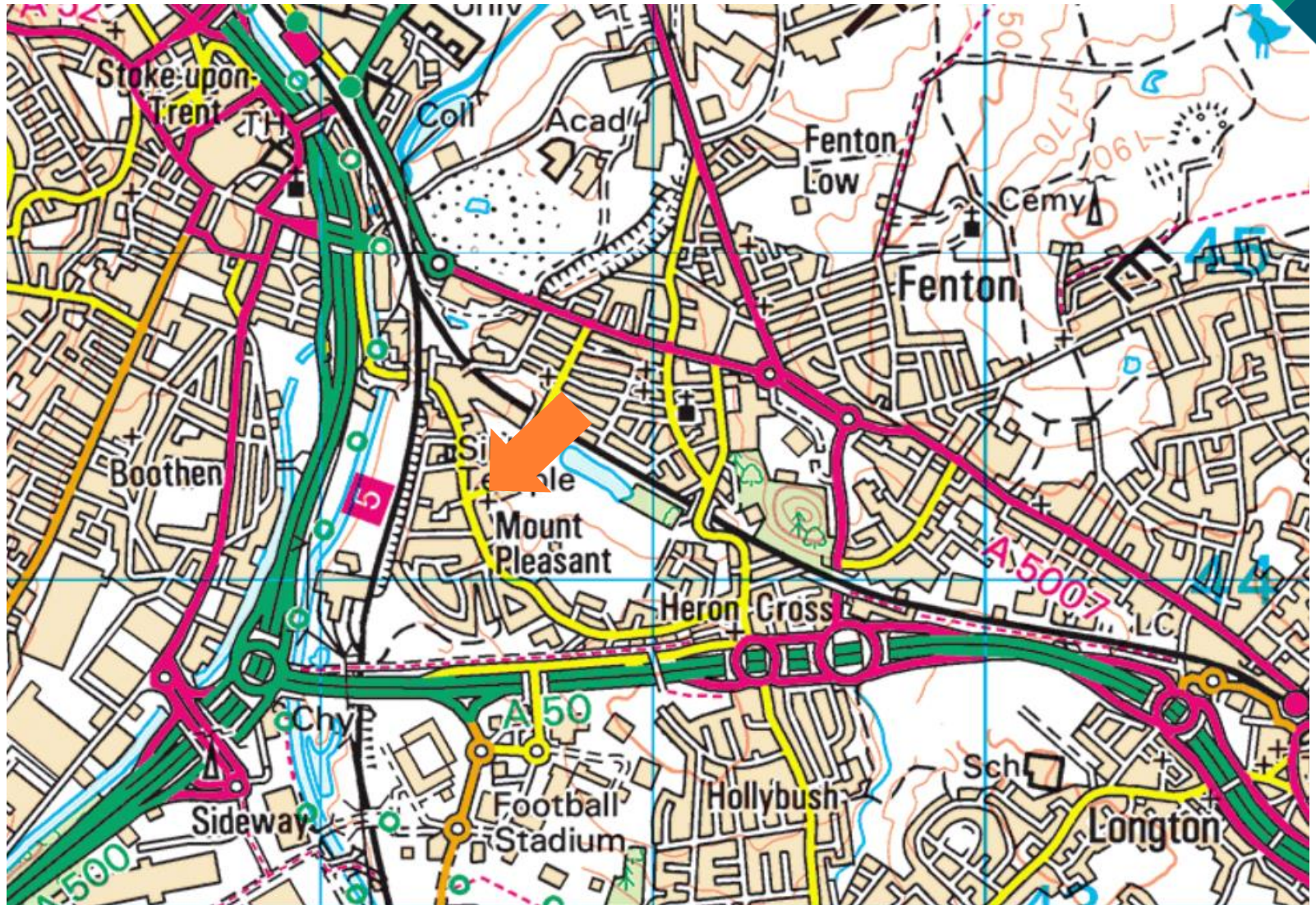
E: james@mounseysurveyors.co.uk

Chris Maydew

T: 01782 202294

E: chris@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



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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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.