

TO LET

UNIT G3 CITY PARK TRADING ESTATE, DEWSBURY ROAD
FENTON INDUSTRIAL ESTATE, STOKE ON TRENT,
STAFFORDSHIRE, ST4 2HS



INDUSTRIAL PREMISES

1,193 sq ft (110.83 sq m) (Approx. Total Gross Internal Area)

- Great parking
- Refurbished unit
- Roller shutter
- Prominent trade park

LOCATION

Based on the edge of Fenton Industrial Estate, City Park is an established industrial estate of 16 industrial units. Occupiers include Howdens and Patera Engineering. The estate is situated 1.5 miles from the A500, which links to M6 J15 & 16. The A50 is also within 1.5 miles and provides links to Uttoxeter and Cheadle.

ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	110.83	1,193

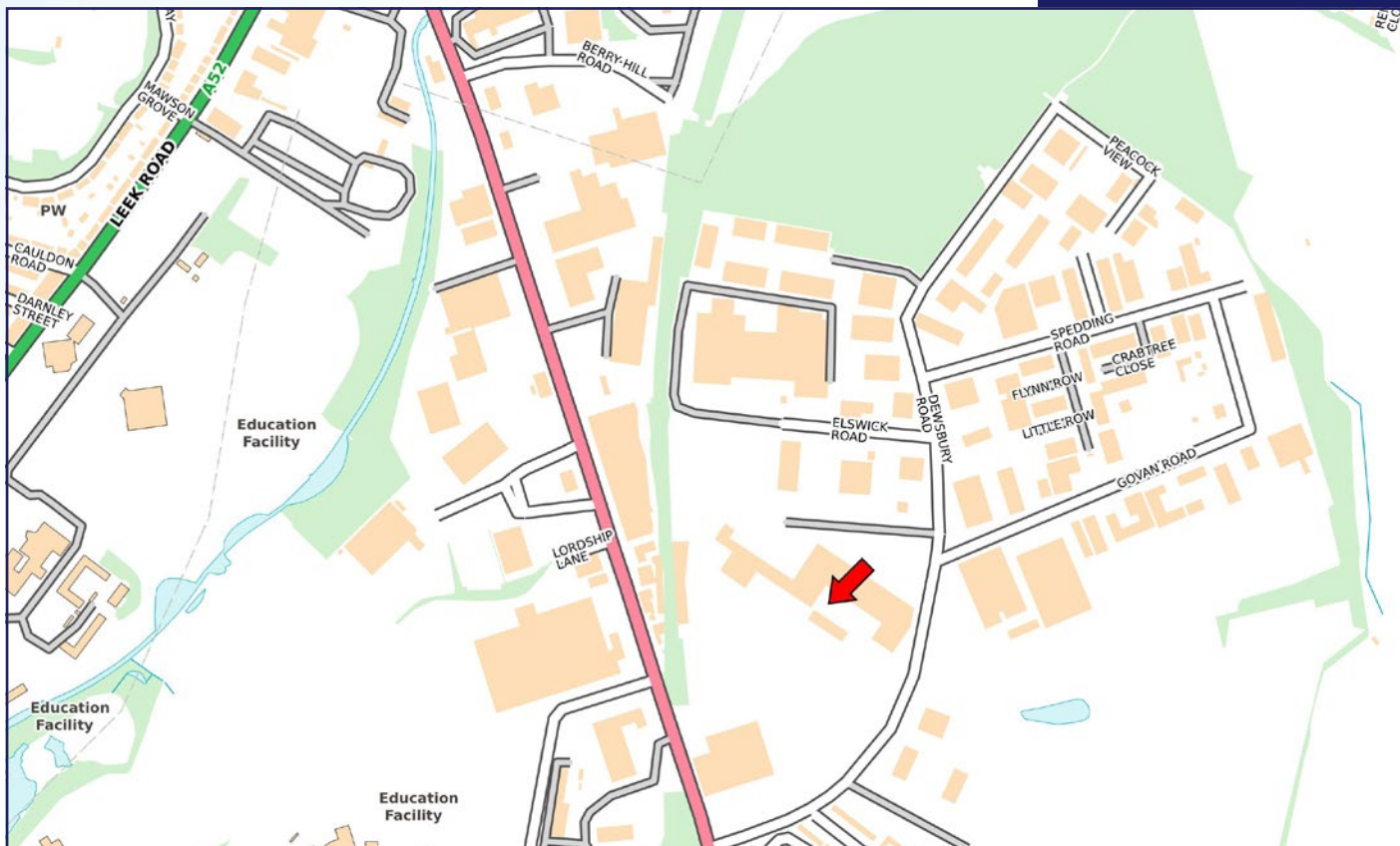
DESCRIPTION

The property comprises an industrial/warehouse building of steel portal frame construction.

- A secure roller shutter door (11'6 wide x 10'4 high)
- Three phase electricity and shared w.c.
- 11' to eaves
- Ample shared tarmacadam forecourt parking.
- The Estate has CCTV cameras and secure out of hours electronic access.



POSTCODE: ST4 2HS



RENT

POA

EPC

E (115)

RATEABLE VALUE

£6,000

BUSINESS RATES

Details available from the agent.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices are quoted exclusive of VAT which we understand will be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 08/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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