

TO LET

UNIT G1 CITY PARK TRADING ESTATE
DEWSBURY ROAD, FENTON, STOKE ON TRENT, ST4 2HS



INDUSTRIAL / WAREHOUSE PREMISES

2,381sq ft (221.27 sq m) (Approx. Total Gross Internal Area)

- Roller Shutter Door
- LED Lighting
- Concrete Floor
- Office Accommodation



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 Cheddle.

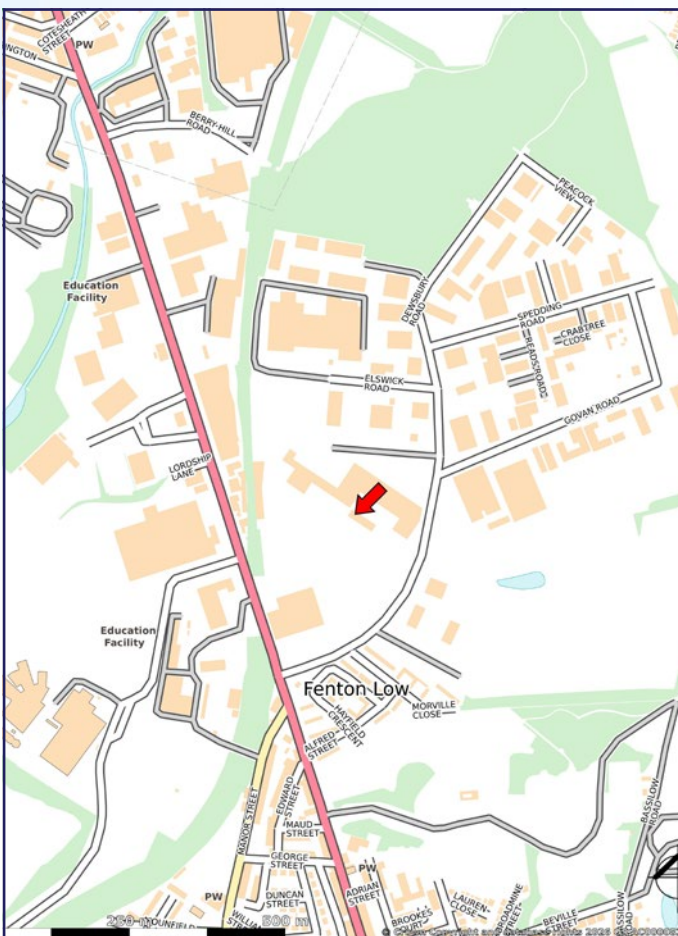
DESCRIPTION

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

- A secure roller shutter door
- Parking to the front
- The Estate has CCTV cameras
- Office Accommodation

ACCOMMODATION

	SQ M	SQ FT
Warehouse	221.27	2,381



POSTCODE: ST4 2HS



TENURE

A new full repairing and insuring lease is available.

PLANNING

Interested parties to make their own enquiries to Stoke-on-Trent Council Planning Department 01782 234 234.

PRICE

POA.

BUSINESS RATES

Rateable Value - £12,750

EPC

EPC Rating – C (70)

SERVICES

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

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1263 Date: 07/26

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 lessees 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.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.