

TO LET

INDUSTRIAL / WAREHOUSE UNIT

Unit 18 Whieldon Road Industrial Estate, Whieldon Road, Stoke-On-Trent, Staffordshire, ST4 4PW



Contact Caine Savage: caine@mounseysurveyors.co.uk

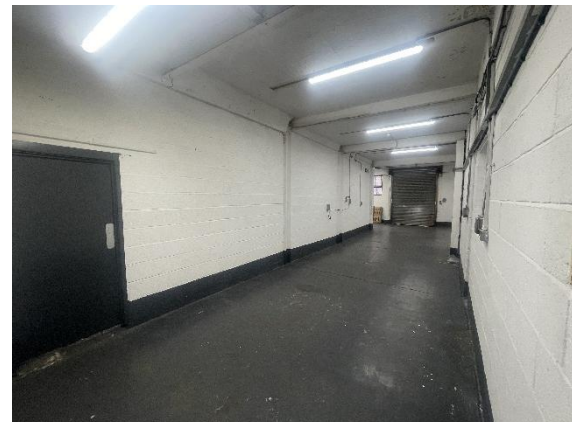
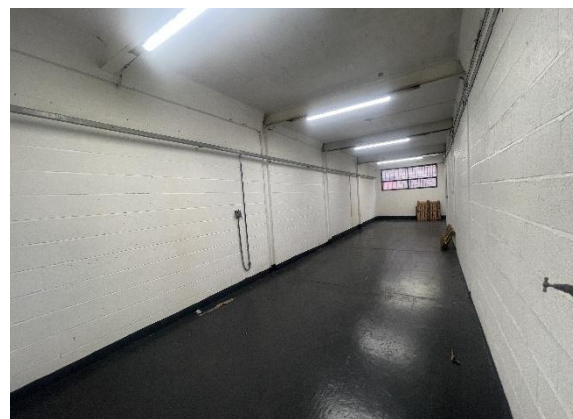
T - 01782 202294

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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 an industrial unit of brick construction with manual roller shutter access to the front and a pedestrian door to the rear for access into the office. The unit benefits from a concrete floor and lighting throughout, with a office, kitchenette and WC facilities.

The unit briefly benefits from the following specification:

- Roller shutter door access
- Office
- Kitchenette
- WCs
- Eaves height of 3.16m

Surrounding occupiers include T.E.S.T, Uptime Systems Limited and Fitness Equipment Services Limited.

RENT

£9,000 per annum exclusive

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	175.86	1,893

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TENURE

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

Service Charge

A service charge will be levied to the maintenance and upkeep of the common areas. The current amount is £432.89 plus VAT per annum; however this is subject to annual change.

EPC

The property has an EPC rating of D-88.

RATING ASSESSMENT

The Rateable Value from 1st April 2023 list is £6,800. Interested parties may benefit from 100% Small Business Rates Relief. 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 is payable.

SERVICES

Electric and water are believed to be connected to the property, however, have not been tested.

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



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LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal and professional costs in relation to the transaction.

CONTACT

Caine Savage

T: 01782 202294

E: caine@mounseysurveyors.co.uk

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



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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

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.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

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