

TO LET

INDUSTRIAL / WAREHOUSE UNIT AVAILABLE ON FLEXIBLE TERMS

UNIT 5 OLD WHIELDON ROAD, FENTON, STOKE-ON-TRENT, ST4 4HW



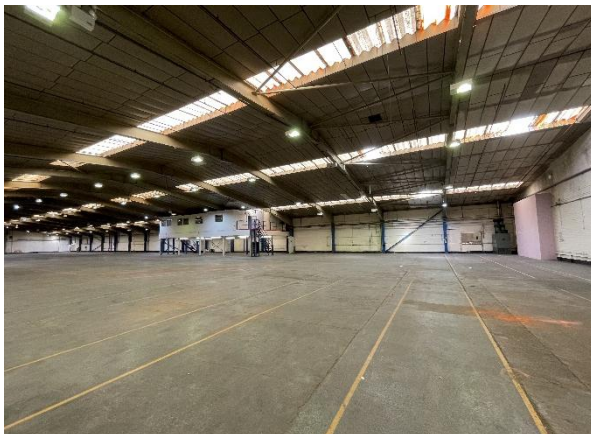
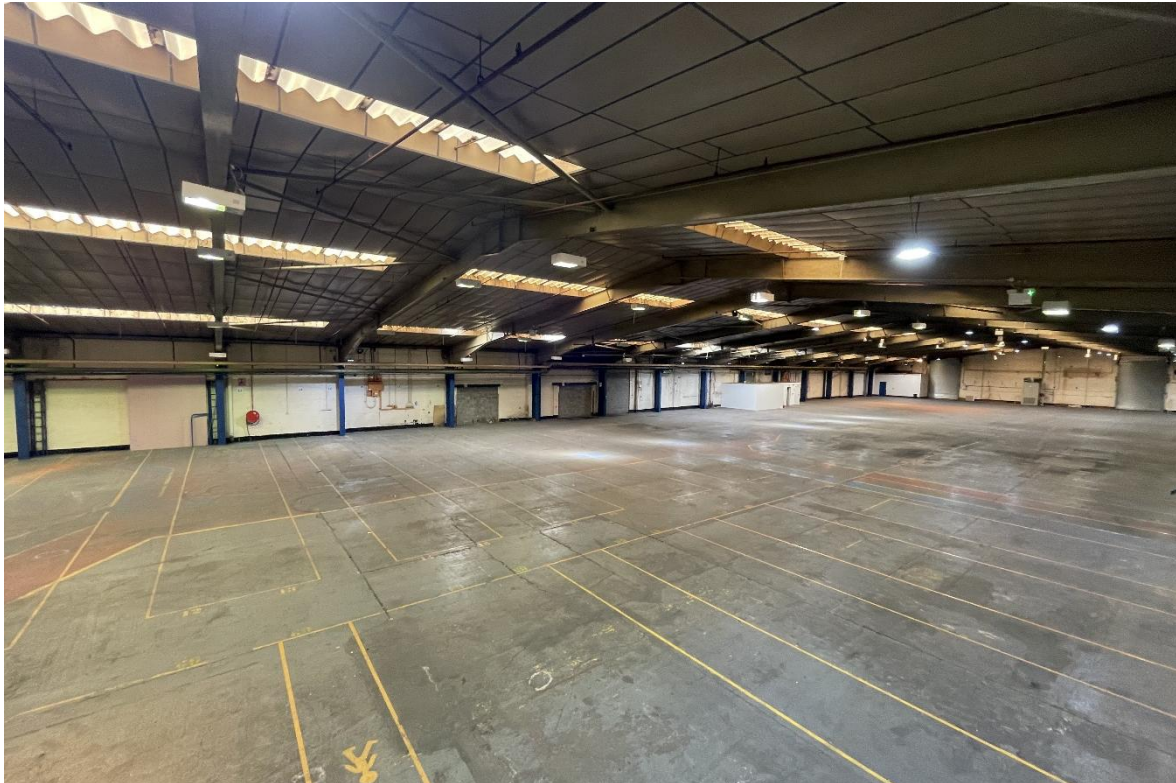
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INDUSTRIAL / WAREHOUSE PREMISES



LOCATION

The property is located on Old Whieldon Road adjacent to the A500 dual carriageway, an 'A' road link to the towns of Stoke-on-Trent between Junctions 15 and 16 of the M6 Motorway. Whieldon Road provides a direct link to the A50 dual carriageway which provides good access to the east of Stoke-on-Trent as well as Junction 24 of the M1 Motorway.

DESCRIPTION - [Virtual Tour](#)

The property comprises an open plan industrial/warehouse unit of steel portal frame construction, briefly benefitting from the following characteristics:

- Two electric surface level loading doors (not tested)
- Secure service yard
- WCs and canteen facilities
- Large power supply
- 5 meters to the eaves

ACCOMMODATION	SQ M	SQ FT
Warehouse	4,127.67	44,450
Mezzanine Floor (Offices)	148.22	1,596
Total	4,277.82	46,046

INDUSTRIAL / WAREHOUSE PREMISES

TENURE

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

RENT

Upon application.

EPC

Pending.

RATING ASSESSMENT

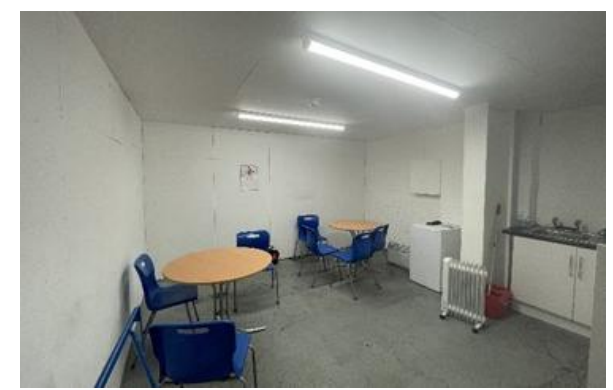
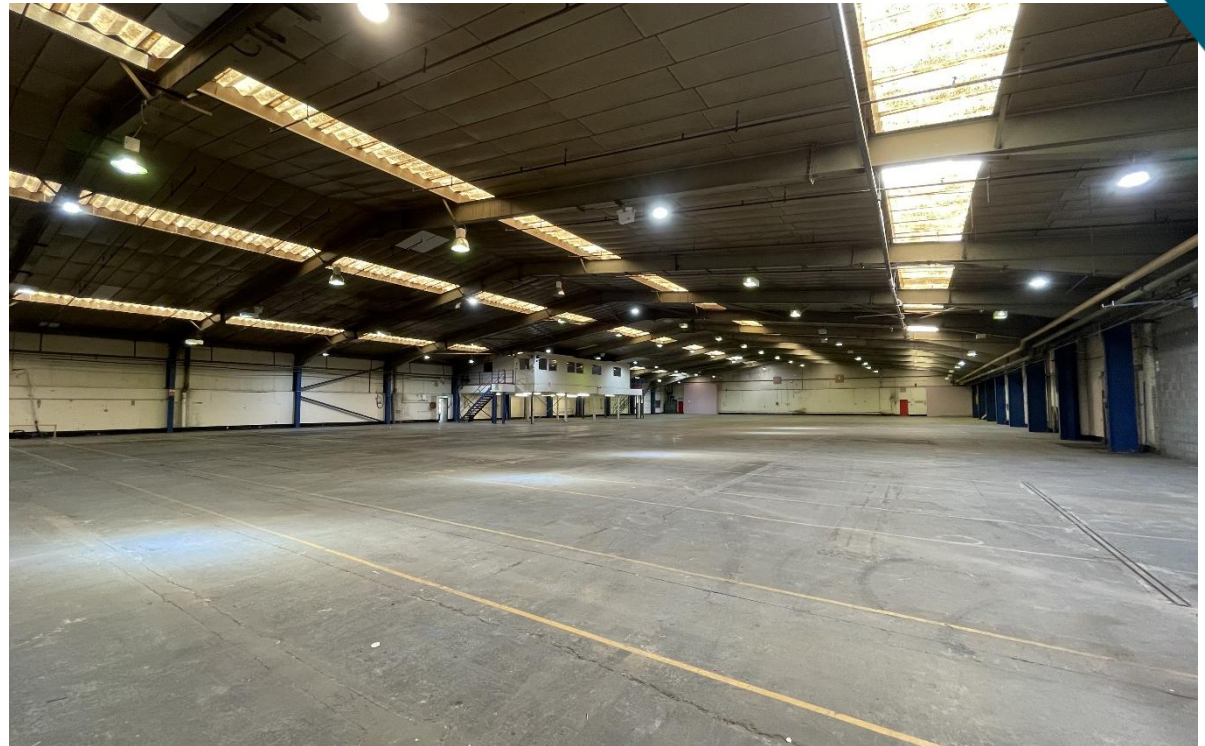
The Rateable Value listed in the 2023 VOA List is £98,000. We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

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 applicable.



INDUSTRIAL / WAREHOUSE PREMISES

SERVICES

Mains electric, water and drainage are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

There is no gas supply currently connected to the property.

LEGAL COSTS

Each party are responsible for their own legal costs in relation to the transaction.

CONTACT

Caine Savage

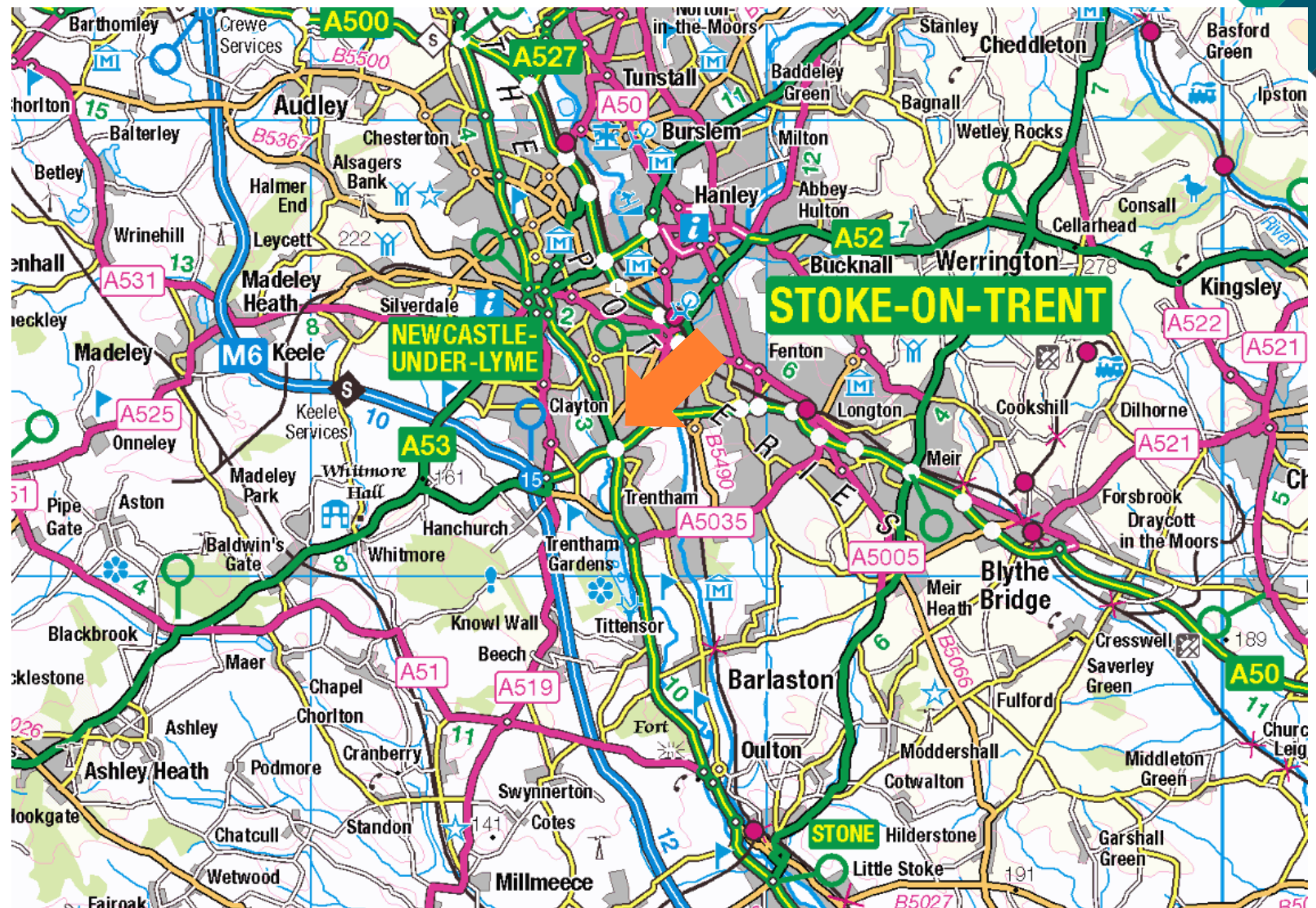
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- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



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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.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

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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 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.