

TO LET

SECURE SURFACED COMPOUND

COMPOUND 1, GOVAN ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2RS



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



SECURE SURFACED COMPOUND

COMPOUND 1, GOVAN ROAD, FENTON INDUSTRIAL
ESTATE, STOKE-ON-TRENT, ST4 2RS

LOCATION

The compound is situated on Govan Road which forms part of Fenton Industrial Estate, a popular and established commercial location within Fenton.

The site benefits from excellent road links being located in close proximity to the A50 and A500 dual carriageways. The A500 provides direct access to junctions 15 and 16 of the M6 motorway which are located approximately 4.5 and 10.6 miles distant respectively.

Surrounding occupiers include GAP Hire Solutions, Staffordshire Motor Services and Thane Dispersions.

DESCRIPTION

The site comprises of a crushed stone surfaced compound which is fully secured by way of perimeter fencing with access off Govan Road and briefly benefits from the following specification:

- Level Surface
- Regular Shape
- Secure Site
- 24/7 Access

Please note that the cabin pictured has been removed.

TENURE

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

RENT

£28,000 per annum.

EPC

Not applicable.

RATING ASSESSMENT

To be assessed. 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 not applicable.

SERVICES

There are no services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

ACCOMMODATION

HECTARES

ACRES

Area

0.22

0.56

SECURE SURFACED COMPOUND

COMPOUND 1, GOVAN ROAD, FENTON INDUSTRIAL
ESTATE, STOKE-ON-TRENT, ST4 2RS

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

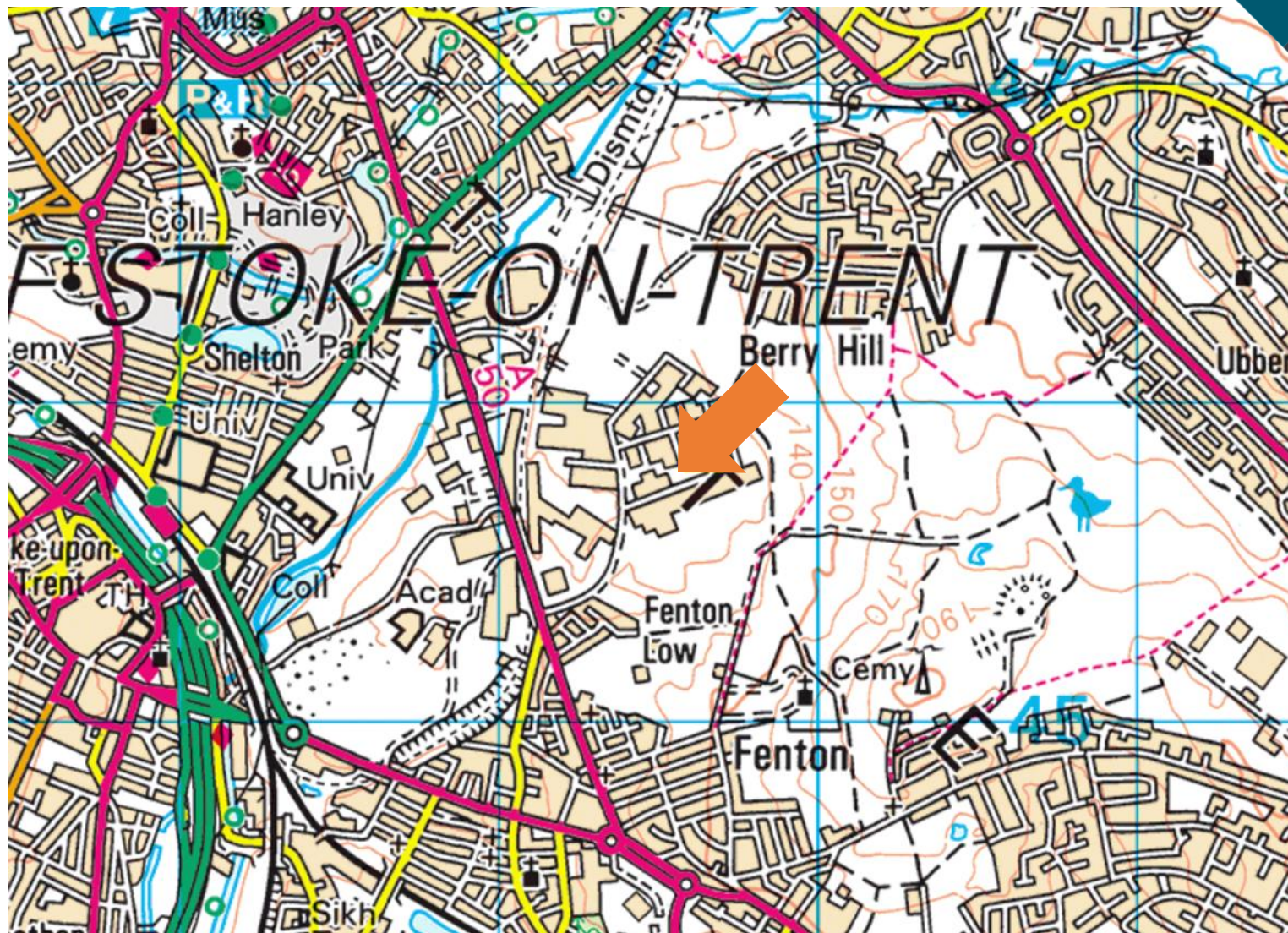
CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give 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. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

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.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



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

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.