

# FOR SALE

## INDUSTRIAL / WAREHOUSE PREMISES

ENVIRONMENTAL HOUSE, GALVESTON GROVE, FENTON, STOKE-ON-TRENT, STAFFORDSHIRE  
ST4 3PE



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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# INDUSTRIAL / WAREHOUSE PREMISES



## LOCATION

The property is situated off Galveston Grove on Oldfields Business Park within close proximity to the A50 and A500 dual carriageways. Junctions 15 and 16 of the M6 Motorway are approximately 4 miles and 10 miles distant respectively, whilst Stoke-on-Trent Railway Station is approximately 2 miles distant.

The property is situated on a modern business park accessed by way of a shared gated entrance point.

## DESCRIPTION

The property comprises a modern detached warehouse unit of steel portal frame construction which briefly comprises the following characteristics:

- Two storey offices with lift facility
- Kitchen and WCs
- Parking for approximately 25 cars
- 5.48-meter to eaves
- 2 electric roller shutter doors
- Roof mounted solar panels
- High bay Sodium lighting & skylights
- Gas blower heater
- Internal window shutters



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## ACCOMMODATION

	SQ. M	SQ. FT.
Ground Floor Warehouse	424.22	4,566
Ground Floor Offices	214.74	2,311
First Floor Offices	162.97	1,754
<b>TOTAL GIA</b>	<b>801.93</b>	<b>8,631</b>

## TENURE

The property is available on a freehold basis. An estate service charge is applicable.

## PRICE

£670,000 plus VAT.

## EPC

The property has an EPC rating of C - 62.

## RATING ASSESSMENT

The property has a rateable value of £47,000.

## SERVICES

All main services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.





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## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in connection with the transaction.

## VAT

All prices are quoted exclusive of VAT which is applicable.

## CONTACT

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