FOR SALE

INDUSTRIAL / WAREHOUSE PREMISES

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





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

INDUSTRIAL / WAREHOUSE PREMISES

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
TOTAL GIA	801.93	8,631

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.









INDUSTRIAL / WAREHOUSE PREMISES

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

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

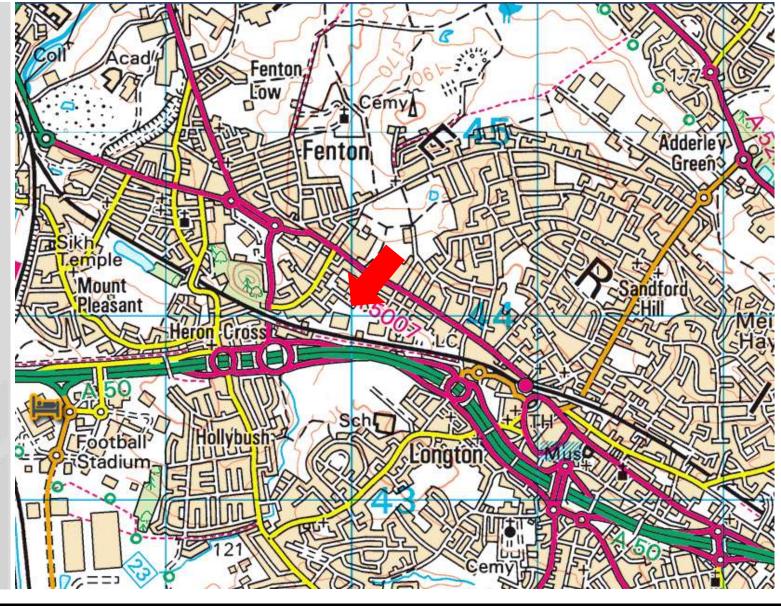
James Craine

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 contact

rences 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 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