

RORY MACK

ASSOCIATES

FOR SALE FROM:

£185,000

TO LET FROM:

£17,500 PAX

Units 1-3, Plot 1, Dewsbury Road

Fenton Industrial Estate
Stoke-on-Trent, Staffordshire
ST4 2TE



- New development of Industrial/Warehouse Units
- Individual units from 2,337 sq. ft. - 7,013 sq. ft. (GIA)
- Portal framed building with 6m to eaves
- High spec building in secure and gated yard area
- Very popular location with excellent transport links
- **Available June 2019**

COMMERCIAL ESTATE AGENCY

VALUATIONS

RENT REVIEWS & LEASE RENEWALS

PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS

BUILDING SURVEYS

EXPERT 'WITNESS REPORTS'

RATING APPEALS

SCHEDULES OF CONDITION

SCHEDULES OF DILAPIDATIONS

RESIDENTIAL LETTINGS

CPO NEGOTIATIONS

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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

A new development of three industrial/warehouse units of portal framed construction with a minimum eaves height of 20'3" (6m) rising to an apex of 27'9". The units form a terrace and can be let/sold in multiples of 2,337 sq. ft. The units have been constructed to a high specification with part masonry and profile clad elevations with a profile clad roof surface with approx. 10% skylight coverage. The units are located on a fenced and gated site with communal yard area together with at least 3 parking spaces per unit.

LOCATION

The units are located within a site extending to 0.26 acres, having frontage to Dewsbury Road at the entrance to an established development of similar sized industrial units and forms part of Fenton Industrial Estate. The Estate is well positioned for the road network and is within 1 mile of the A50 via the Heron Cross junction.

ACCOMMODATION

Each unit has a GIA of **2,337 sq. ft. (217 sq. m.)**

The total GIA of the development extends to **7,013 sq. ft. (651 sq. m.)**

Units can be sold or let individually or as a combination as the internal walls are yet to be constructed.

RENT/PRICE

Each unit is available to rent for **£17,500 PAX**

Each unit is available to buy for **£185,000**

VAT

The sale price/rent is subject to VAT.

SERVICES

Each unit will have a mains connection to water, drainage and a 3-phase electricity supply, (100 amps per phase).

EPC

TBC

TENURE

Available freehold, subject to contract and with vacant possession upon completion. Alternatively, available by way of a new full repairing and insuring leases for a term of years to be agreed, subject to rent reviews every three years and with the ongoing tenant being responsible for landlords reasonable fees.

V01216/04032019



Strictly by appointment through agents:

Rory Mack Associates

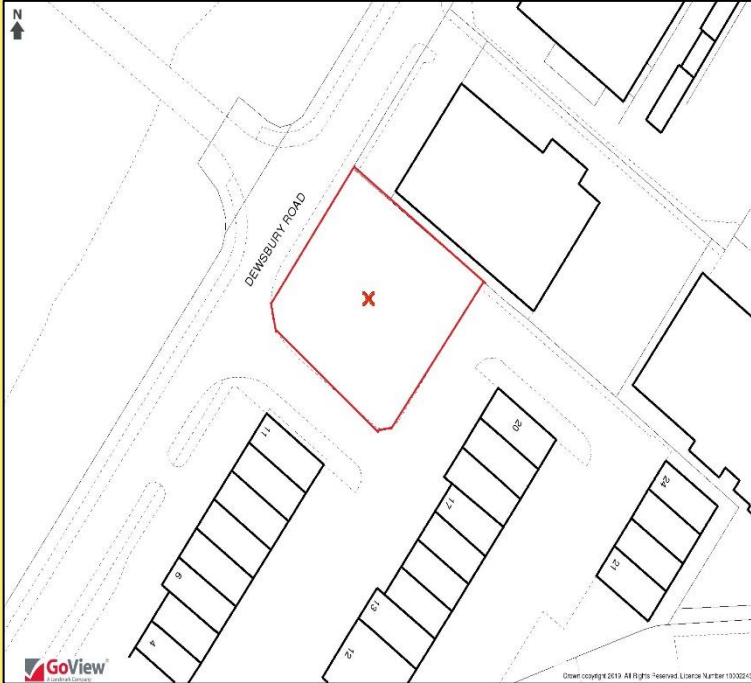
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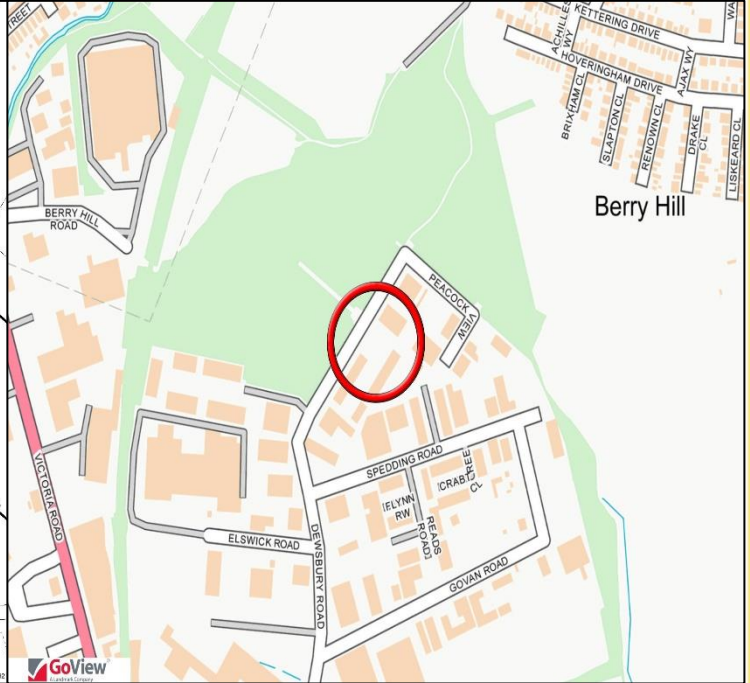
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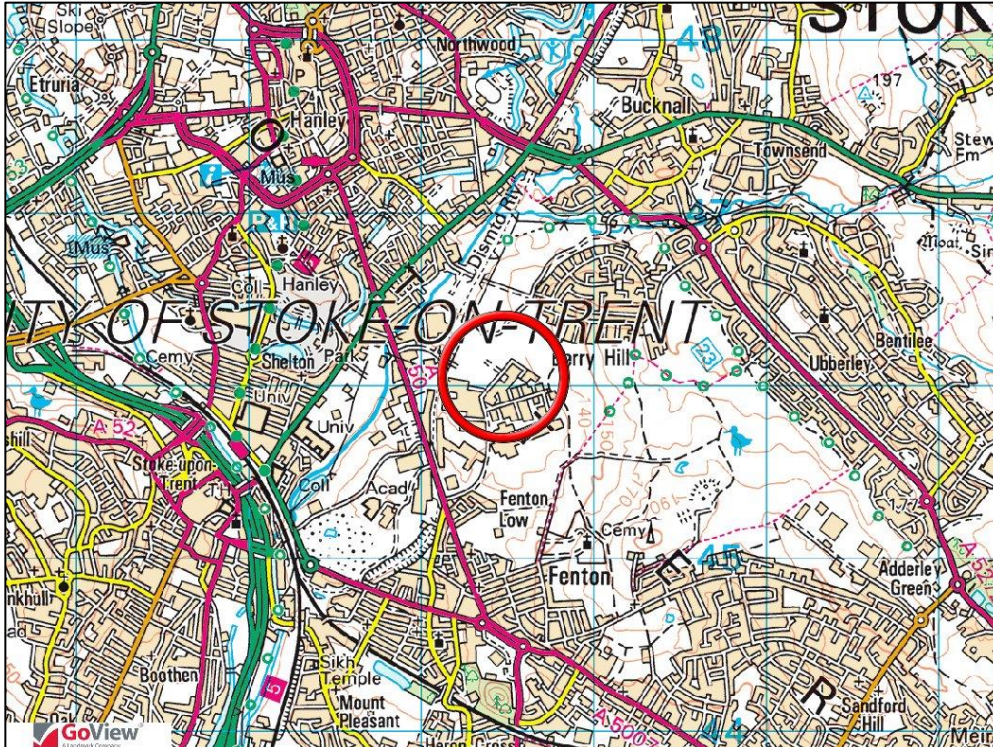
ORDNANCE MAP



STREET MAP



TOWN MAP



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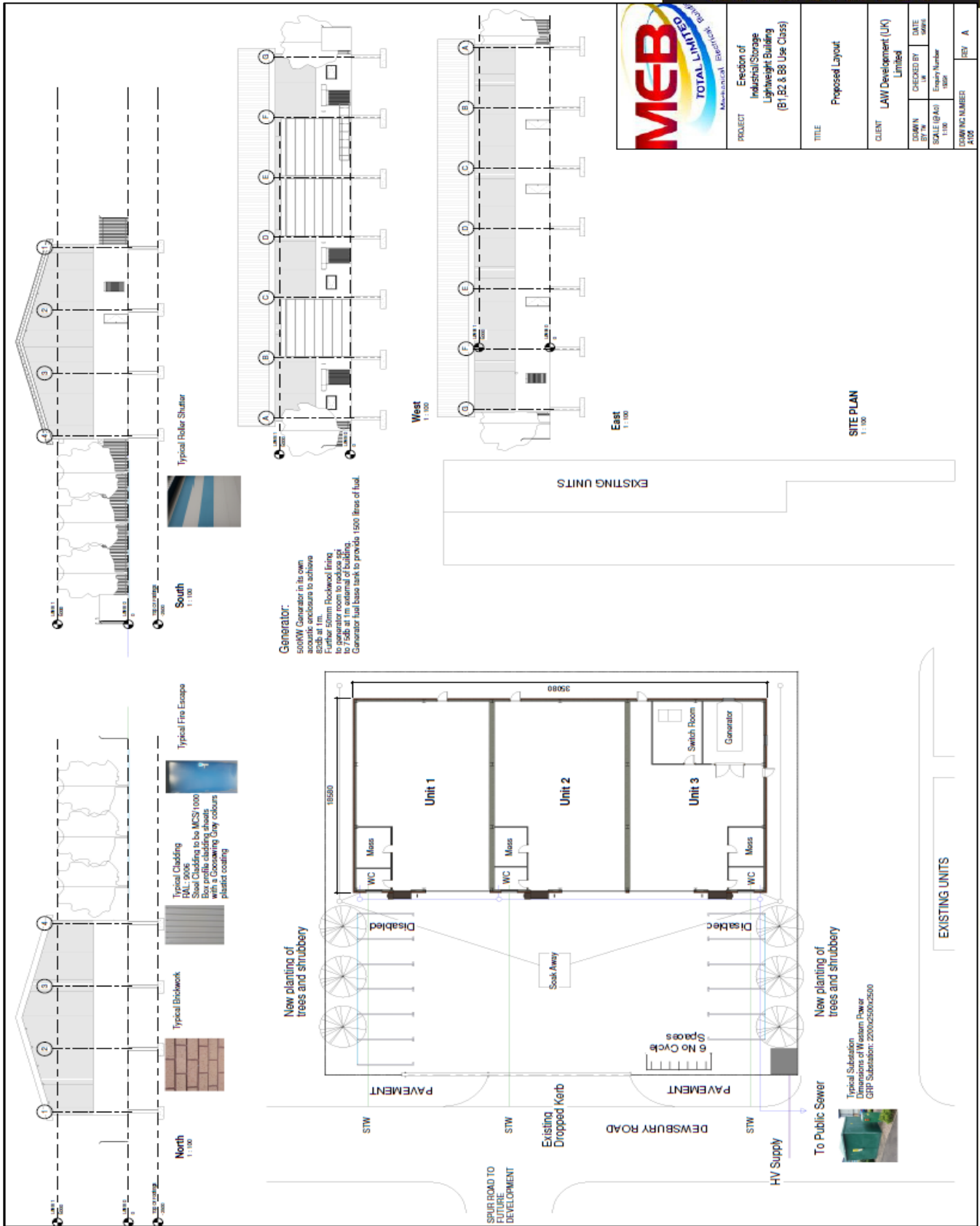
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	PROJECT Erection of Industrial Storage Lighthouse Building (B1, B2 & B8 Use Class)	TITLE Proposed Layout
	CLIENT LAW Development (UK) Limited	CLIENT LAW Development (UK) Limited
DESIGNED BY RM	CHECKED BY JH	DATE 05/05/2016
SCALE (S.A.) 1:100	EMPIRE NUMBER 1000	DRAWING NUMBER 4/100
		REV A

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