

TO LET

INDUSTRIAL/WAREHOUSE UNIT

UNIT 7 GALVESTON GROVE, FENTON, STOKE-ON-TRENT, ST4 3PE



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STOKE-ON-TRENT, ST4 3PE**

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, mid-terrace industrial unit of steel portal frame construction beneath an insulated, steel profile clad roof surface. It briefly benefits from the following characteristics:

- Roller shutter door access
- 6-meter eaves height
- Ground floor office, kitchen & WC facilities
- Mezzanine floor currently used as office accommodation
- 5 dedicated car parking spaces
- Loading forecourt

ACCOMMODATION	SQ. FT	SQ.M
Ground Floor	1,595	148.17
Mezzanine Floor	854	79.33
Total	2,449	227.5

TENURE

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

RENT

£12,000 per annum exclusive of VAT.

EPC

C-73.

RATING ASSESSMENT

The rateable value as listed in the 2017 list is £12,000. An occupier may be eligible for small business rates relief - we would recommend that any 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).

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

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.

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