

TO LET

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

UNIT 5 GALVESTON GROVE, FENTON, STOKE-ON-TRENT, ST4 3PE



Available January 2020

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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, end terrace industrial unit of steel portal frame construction beneath an insulated, steel profile clad roof surface. It is arranged over two storeys and briefly comprises the following characteristics:

- Roller shutter door access
- Ground floor kitchen and WC facilities
- Ground and first floor office accommodation
- Storage areas
- Gas central heating (not tested)
- Training room
- 5 dedicated car parking spaces

Accommodation	SQ.FT	SQ.M
Ground Floor	2,326	216.09
First Floor	2,310	214.60
Total	4,636	430.69

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TENURE

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

RENT

£18,500 per annum.

EPC

D-89.

RATING ASSESSMENT

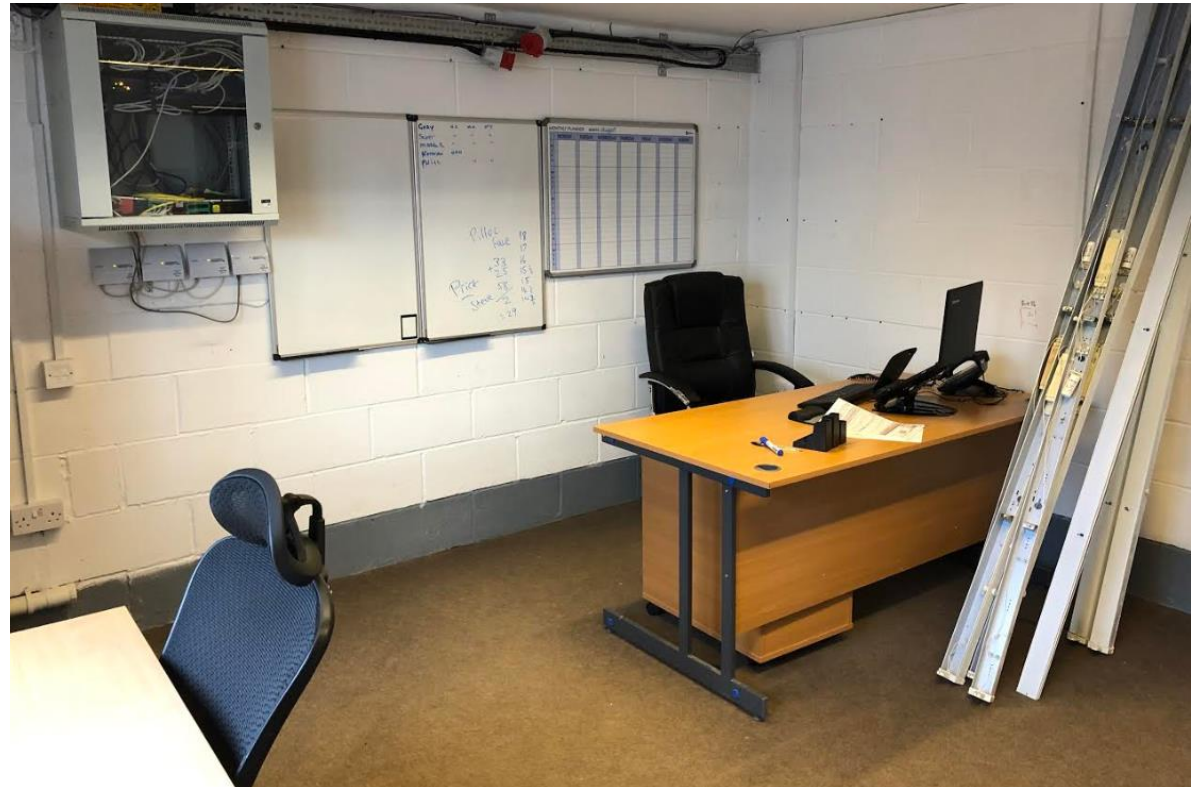
The Rateable Value listed in the 2017 list is £19,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke on Trent City Council) on 01782 234567.

PLANNING

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

SERVICES

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



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LEGAL COSTS

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

VAT

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

CONTACT

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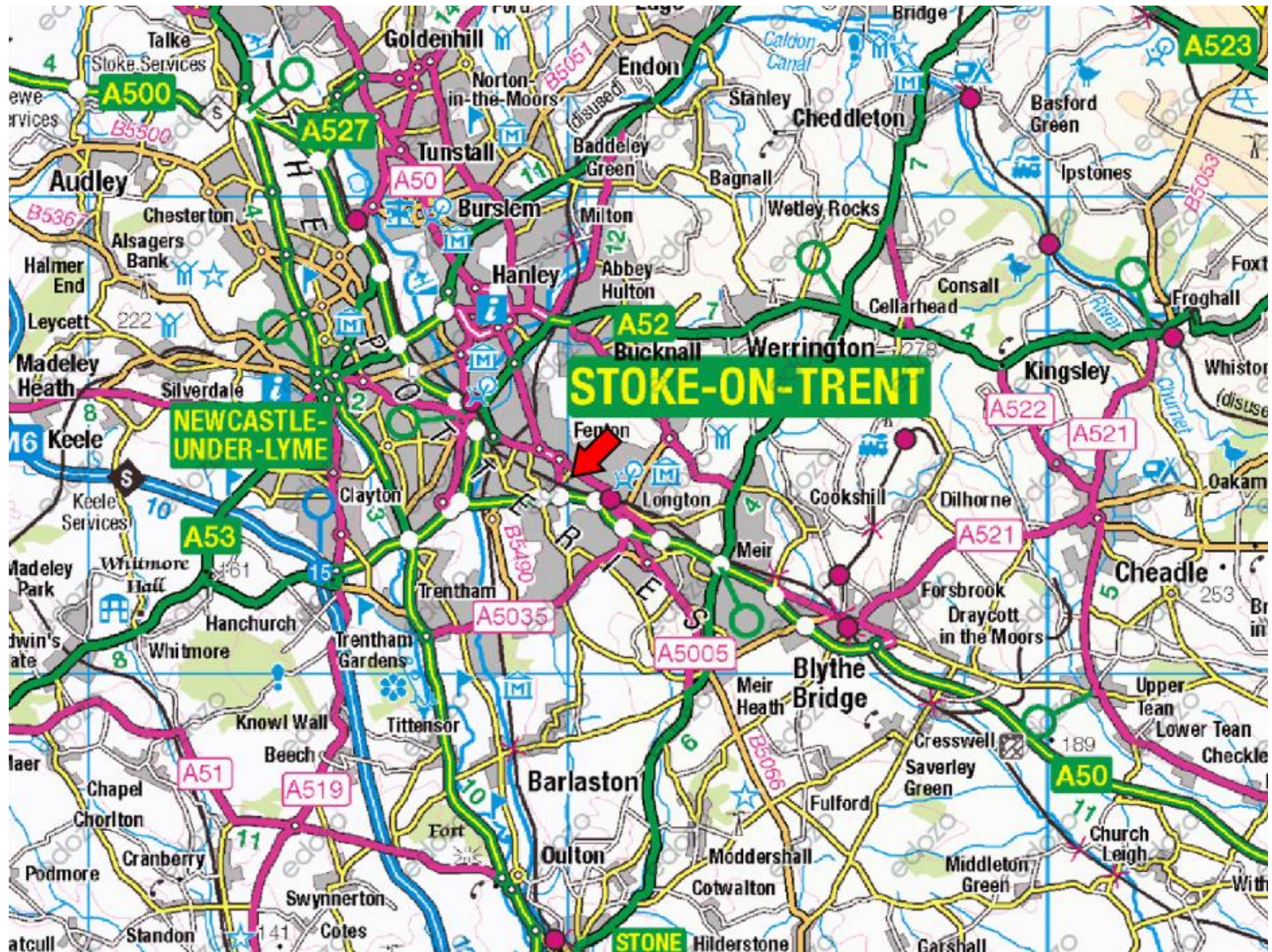
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