

Fenton Trade Park

Fenton Trade Park Stoke-on-Trent ST4 2TE
Warehouse | 2,293 ft²



2 miles (3.2 km) from
Stoke



Refurbished



Roller shutter doors



5 m eaves height



Access control

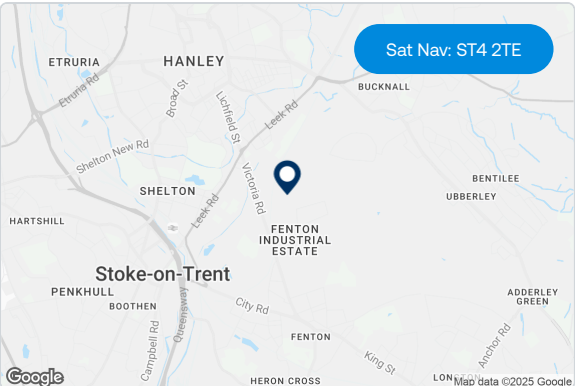
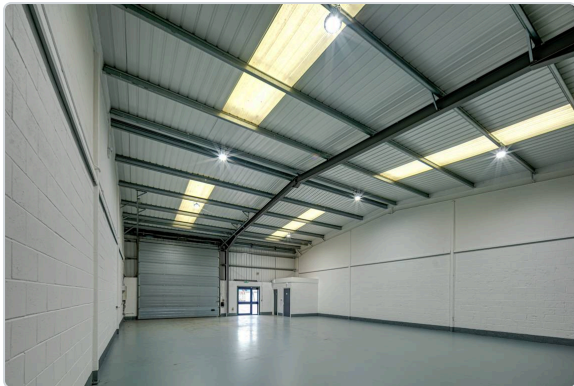


On-site parking

Available to Let

LastMileFirst | mileway.com





Description

This excellent modern light industrial unit is located on the well-established Fenton Industrial Estate. The property is of steel portal frame construction with blockwork walls. It offers large roller shutter doors open to the warehouse, 5 m eaves, three-phase electricity, LEDs throughout, and WC facilities. Outside, there is a large shared yard and car park area to the front.

Location

Fenton Trade Park is accessed from Victoria Road, linking to Hanley City Centre. The estate is situated 1.5 miles from the A500, which links to M6 J15 & 16. The A50 is also within 1.5 miles and provides links to Uttoxeter and Cheadle.

Further information

EPC Block D Unit 3: A	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
------------------------------------	--	--	--

[Book a viewing](#)

Tristan Boulter
Mileway
northwest@mileway.com
01925 358160

Mike Burr
Harris Lamb
mike.burr@harrislamb.com
01782 272 555

Andrew Groves
Harris Lamb
andrew.groves@harrislamb.com
01782 275860



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block D Unit 3	Warehouse	2,293	Immediately	1,720
Total		2,293		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway