

# Fenton Trade Park

Stoke-on-Trent, ST4 2TE

Warehouse | 2,293 - 5,113 ft<sup>2</sup>



2 miles (3.2 km) from  
Stoke



Refurbished



Roller shutter doors



5 m eaves height



Access control

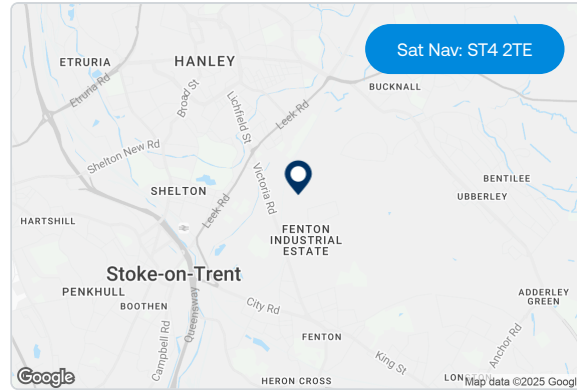


On-site parking

Available to Let

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## Description

These excellent modern light industrial units are 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.

## Further information

### EPC

Block D Unit 3: A,  
Block C Unit 4: 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.

## 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block D Unit 3	Warehouse	2,293	Immediately	1,910
Block C Unit 4	Warehouse	2,820	Immediately	2,350
<b>Total</b>		<b>5,113</b>		

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.

[Book a viewing](#)

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