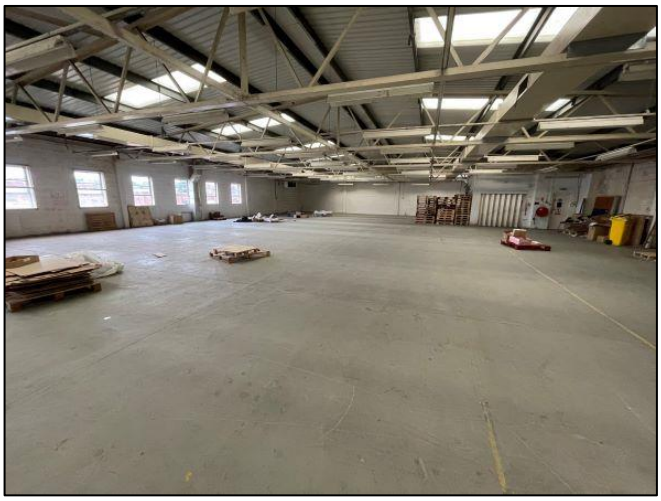
RORY MACK

ASSOCIATES

430 KING STREET, FENTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 3DB

TO LET
£75,000 PAX

- 2-storey workshop/warehouse on the A5007
- Main road frontage with parking to the rear
- NIA: 30,878 sq ft with loadbearing first floor
- Within 1 mile of A50 dual carriageway



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GENERAL DESCRIPTION

A substantial brick-built manufacturing premises located in between Fenton and Longton on the A5007. The property forms part of a larger facility although is separately accessed and serviced, with parking to the rear and main road frontage providing excellent advertising opportunities and the ability to conduct a degree of sales. The property would suit a number of businesses ranging from drop shipping, manufacturing and wholesaling. There is HGV loading access to the rear and two 1 tonne goods lifts providing access to the first floor.

LOCATION

The property has main road frontage to the A5007 and is within a short walk from Longton town centre and forms part of a larger former pottery manufacturing facility, having easy access to the A50 which connects to the A500 leading to Junctions 15 and 16 of the M6.

ACCOMMODATION

Ground Floor

Reception:	139 sq ft
Kitchen:	49 sq ft
Showroom:	1,506 sq ft
Office:	366 sq ft
Workshop:	10,507 sq ft
WC	--
Total:	**12,567 sq ft**

First Floor:

Offices x 3:	823 sq ft
Kitchen:	64 sq ft
Workshop:	17,424 sq ft
WC	--
Total:	18,311 sq ft
Total NIA	**30,878 sq ft**

SERVICES

Mains electricity, gas and water are connected. Please note that no services have been tested by the agents.

VAT

The rent is subject to VAT.

EPC

Band D (96)

BUSINESS RATES

Rateable value: To be Reassessed
Rates payable: To be Reassessed

TENURE

Available by way of a new full repairing and insuring lease for a minimum term of 3 years, subject to rent reviews every three years and with each party bearing their own legal fees. The ingoing tenant is responsible for reimbursing the landlord for the annual building insurance.

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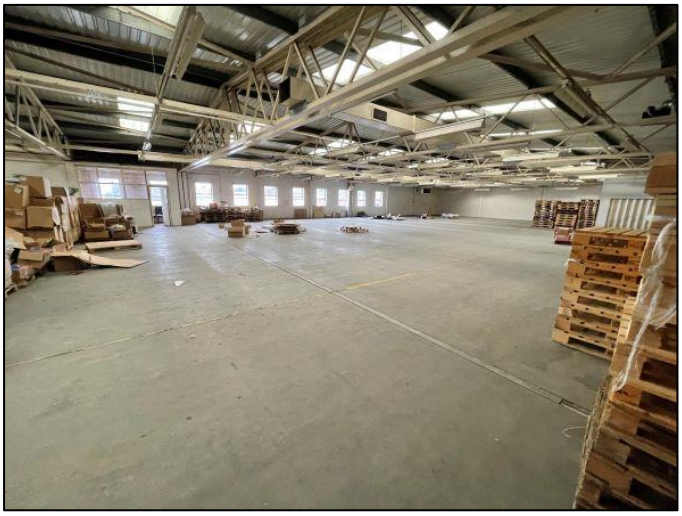

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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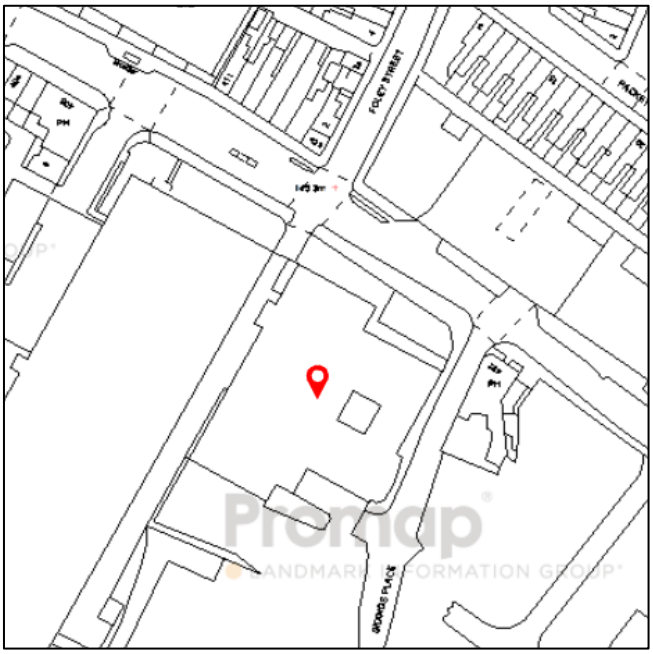

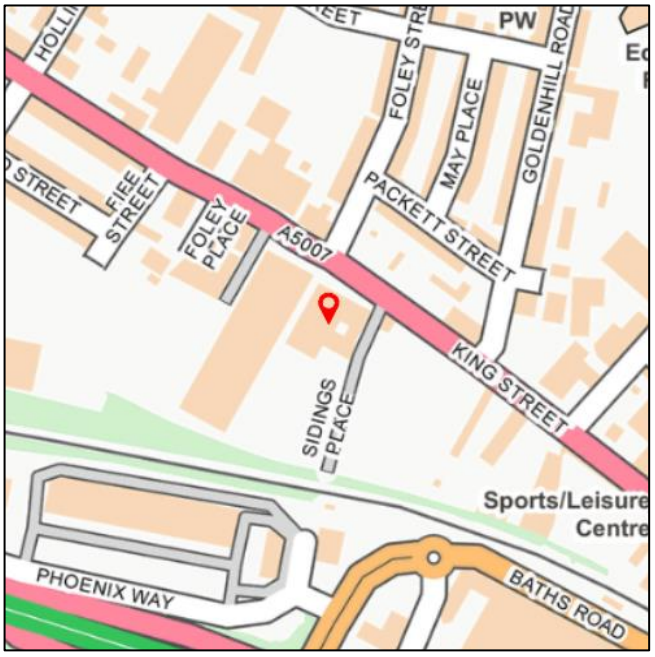

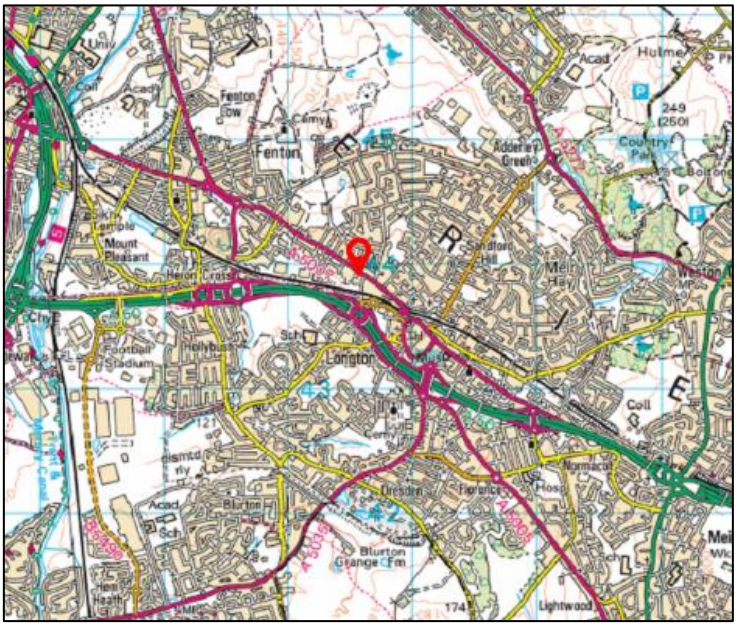

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements