

# RORY MACK

ASSOCIATES



**UNITS 1 & 2 COBURG PARK,  
DEWSBURY ROAD,  
FENTON INDUSTRIAL ESTATE,  
STOKE-ON-TRENT, ST4 2TF**

**TO LET  
£38,000 PAX**

- Two interconnected units constructed 2020
- Total GIA: 4,046 sq. ft. inc offices (**may split**)
- Portal framed building with 6m to eaves
- High spec building in secure and gated yard area
- Very popular location within 1 mile of A50 dual carriageway
- EPC: 56 (Band C)



# UNITS 1&2 COBURG PARK, DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2TF

## GENERAL DESCRIPTION

A pair of recently constructed (2020) interconnected industrial/warehouse units of portal framed construction with a minimum eaves height of 20'3" (6m) rising to an apex of 27'9". The units have been constructed to a high specification with part masonry and profile clad elevations with a profile clad roof surface with approx. 10% skylight coverage and are positioned within a fenced and gated site with communal yard area and 6 designated parking spaces per unit.

## LOCATION

The units are located within a site extending to 0.26 acres, having frontage to Dewsbury Road and forms part of Fenton Industrial Estate. The Estate is well positioned for the road network and is within 1 mile of the A50 dual carriageway via the Heron Cross junction.

## ACCOMMODATION

Each unit has a gross internal width of 34'0" and a gross internal depth of 59'6" comprising a total **GIA of 4,046 sq ft (376 sq m)** combined. Within Unit 2 are 3 x private offices, a kitchen and male and female toilets.

## RENT

Both units are available at a rent of **£38,000 PAX**.  
If the units are split, the rent would be £20,000 PAX per Unit.

## VAT

The rent is subject to VAT.

## SERVICES

Each unit is separately metered with a mains connection to water, drainage and a 3-phase electricity supply, (100 amps per phase).

## TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees. There is a requirement to contribute towards some estate management works, which currently stand at £400 pa for the whole site.

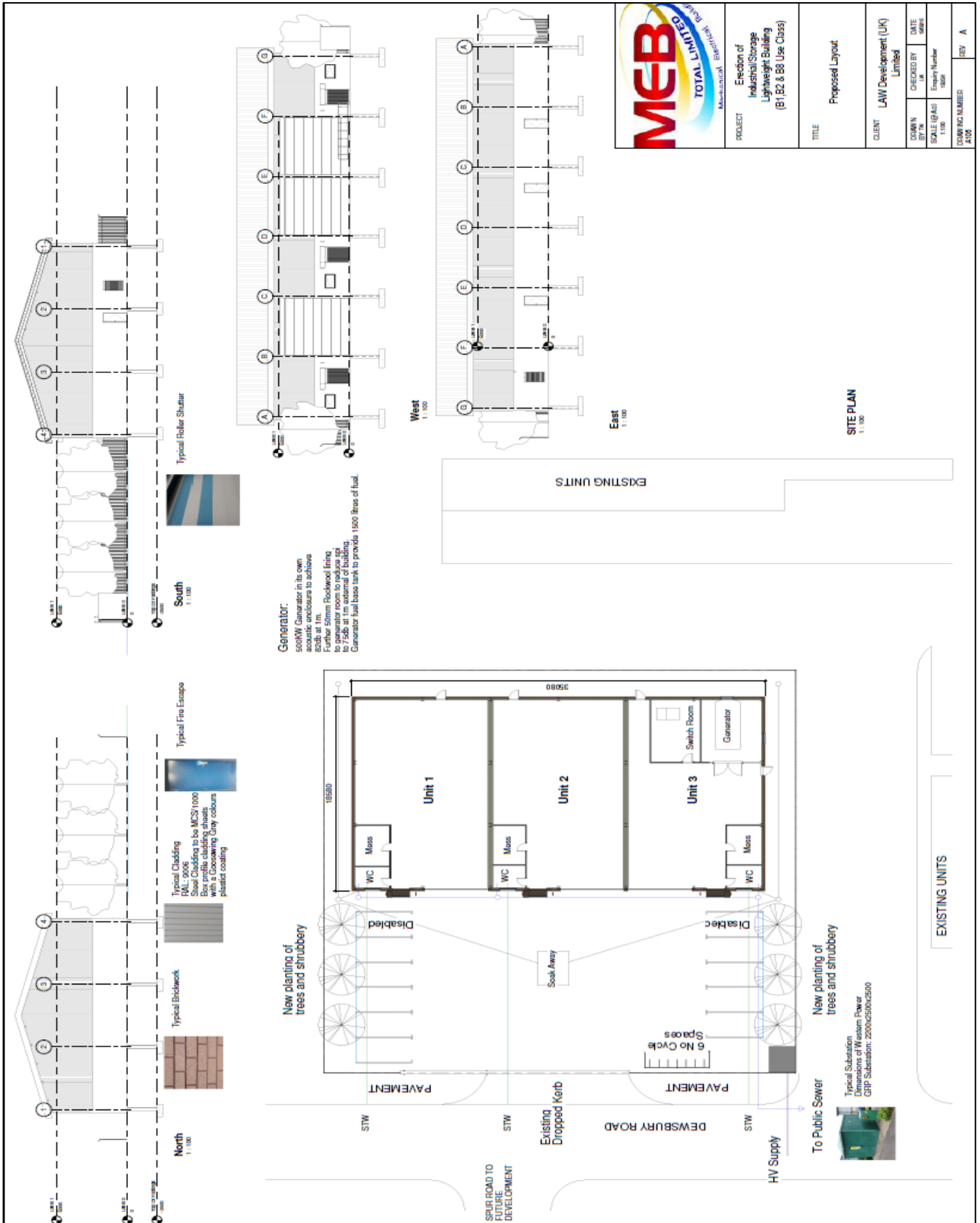
## ANTI MONEY LAUNDERING REGULATIONS


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.

V01216/281122



# UNITS 1&2 COBURG PARK, DEWSBURY ROAD, FENTON INDUSTRIAL ESTATE, STOKE-ON-TRENT, ST4 2TF



	
PROJECT	Erection of Industrial/Storage Lightweight Building (B1, B2 & B8 Use Class)
TITLE	Proposed Layout
CLIENT	LAW Development (UK) Limited
DRAWN BY	UK
CHECKED BY	DATE
SCALE (B/A)	Empty Number
1:100	1000
DRAWING NUMBER	REV. A
A100	

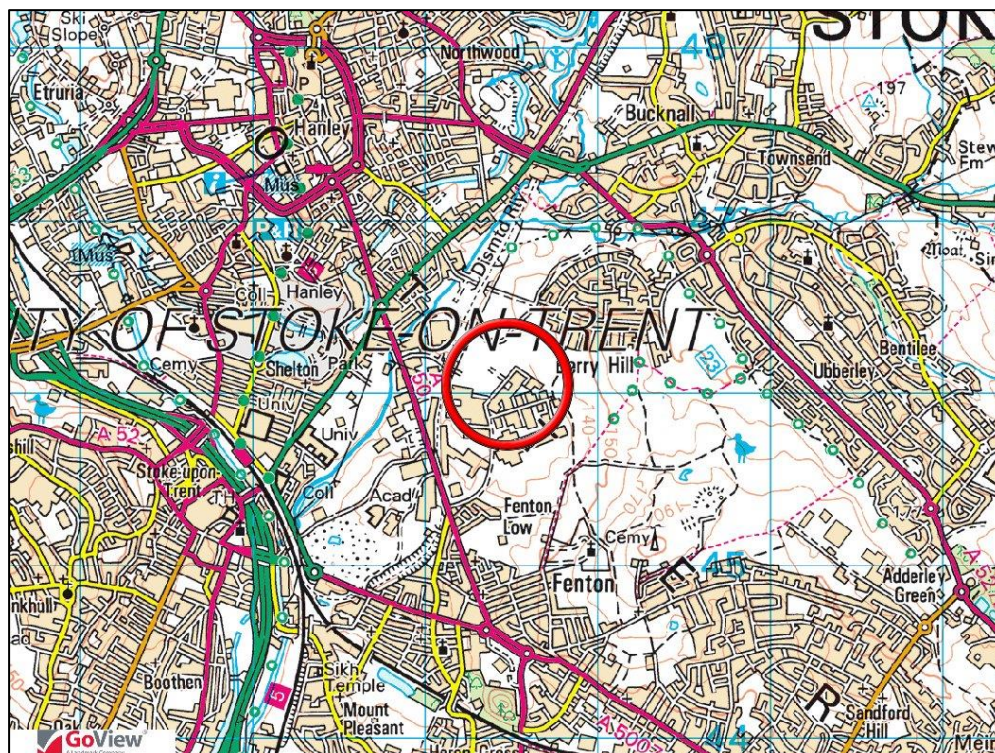
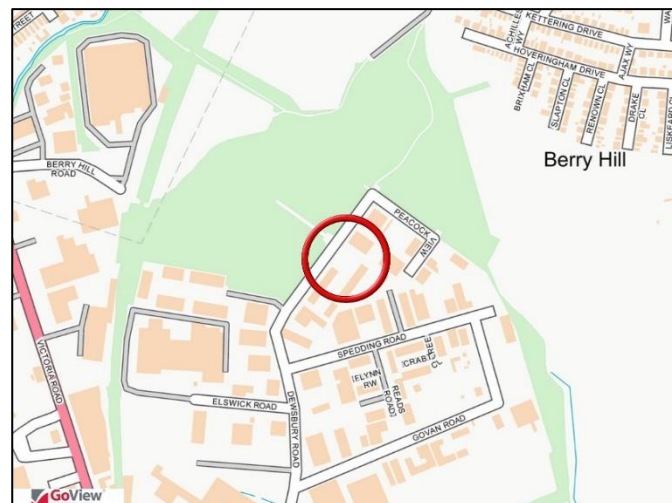
**Generator:**  
500kW Generator in its own acoustic enclosure to achieve further 50mm Rockwool lining to generator room to reduce spilt to 7.5db at 1m external of building. Generator fuel base tank to provide 1500 litres of fuel.

**Typical Cladding:**  
RAL 9006 Steel Cladding to be MCS3/1000 for profile, labelling, joints, wind rating, fire, and plastic coating.

**Typical Fire Escape:**

**Typical Substation:**  
Dimensions of Western Power GPP Substation: 2200x2500x2500

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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