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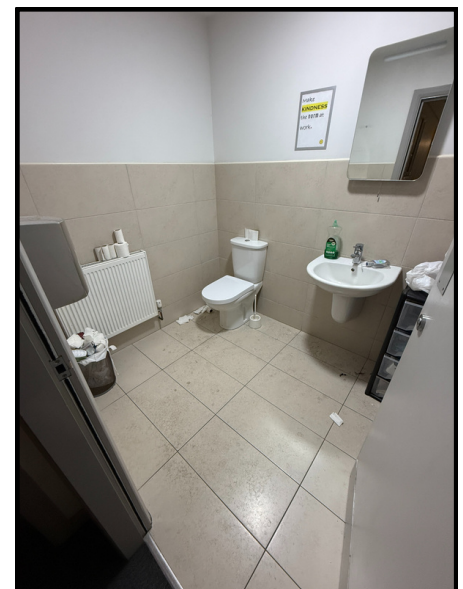
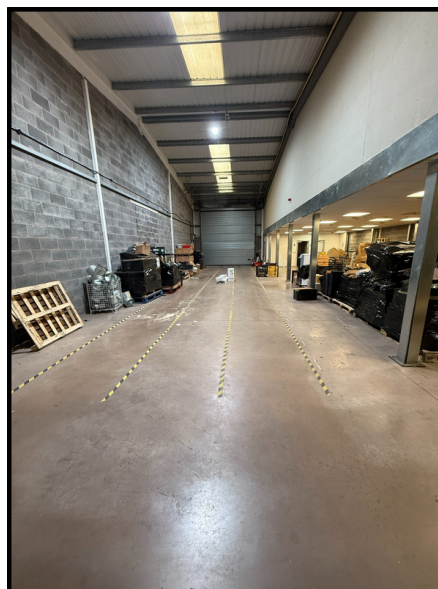


**Unit C2, Fenton Trade Park, Off Dewsbury Road
Fenton Industrial Estate, Stoke on Trent
Staffordshire, ST4 2TE**

2,799 SQ. FT. / 260 SQ. MS. (ground floor) + Mezzanine
Commercial warehouse / storage / trade counter
1st floor office space on mezzanine floor
2* WC's (fully fitted)
Security shutters front & rear with bollards
Ready to occupy immediately, no chain

FOR SALE
£295,000

Allocated parking spaces to front of unit



Unit C2, Fenton Trade Park, Off Dewsbury Road, Fenton Industrial Estate Stoke on Trent, Staffordshire, ST4 2TE - 2,799 SQ. FT.

General Description

Brick & block construction to lower levels, with insulated profile sheet clad upper elevations and roof, under a steel portal frame. Lightweight steel roof with Perspex inserts. Polished concrete floor. Internal eaves height 6.7m. Secure roller shutter access, as well as customer entrance. Dedicated loading bay and 4 parking bays. Internal warehouse storage spaces as well as 2 generous office spaces on the 1st floor. Bathrooms on the ground & 1st floor.

Location

The property is located on Fenton Trade Park, off Dewsbury Road, Fenton Ind Est, a well-established and strategically located commercial development in Stoke-on-Trent. With excellent access to major roads, including A50, A500, J15 & J16 M6 motorway and M1 motorway via A50, it offers fantastic regional connectivity.

Accommodation

Ground floor (int). - 21.9m x 11.85m

Ground floor warehouse:

- Full height area - 21.9m x 6.1m (H6.73m)
- Below mezzanine - 19.47m x 5.7m 2.52m)

Ground Floor WC - 2.03m x 2.38m

Ground Floor Entrance Office - 3.16m x 2.38m

Internal Mezzanine floor - 21.9m x 5.7m

- 1st Floor WC - 2.2m x 1.77m
- Office 1 Space - 7.33m x 4.35m
- Office 2 Space - 7.9m x 4.35m
- 1st Floor Open Floor Space - 6.7m x 5.7m

Service Charges & Insurance

Service charges are billed quarterly by the site management company, the last quarterly charge was £780.01 + VAT. Buildings insurance is billed annually by the site management company, the last insurance charge was £522.05 + VAT / PA.

VAT

The sale price is subject to VAT.

Business Rates

Rateable value £18,500 approx

Please note, current business rate values of £57,189 are for 3* combined units (C1-C3). Warehouse space has been estimated at £57.56 per SQ-M, mezzanine floor space has been estimated at £28.78 per SQ-M.

Note: If you qualify for Small Business Rates Relief you should be entitled to 100% rates payable exemption.

Tenure

Lease hold, more than 100 years remaining (150 years at time of build, estimate on build year - 2008/2009).

Services

300 Amp three-phase electricity supply, mains gas, mains water and drainage are connected. Gas fired central heating and electric air conditioning installed in offices, which are located on mezzanine floor. These services have not been tested by the agent.

Planning

Current planning use:

General Industrial (B2)

Warehouse (B8)

Prospective purchasers are advised to carry out their own due diligence to ensure that their intended use of the property is permitted.

EPC

EPC rating C

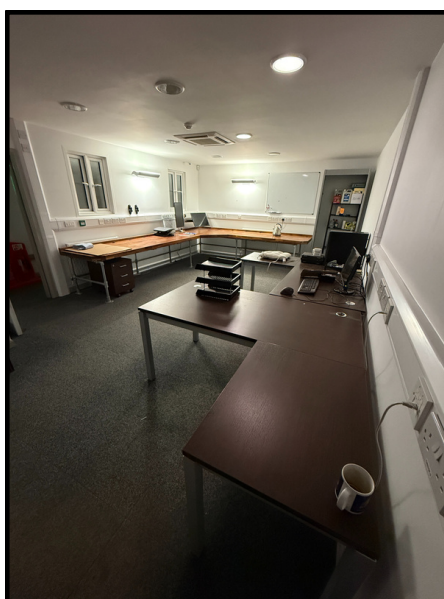
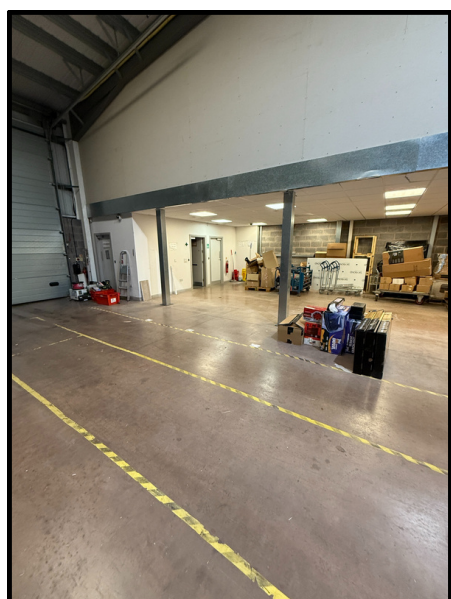
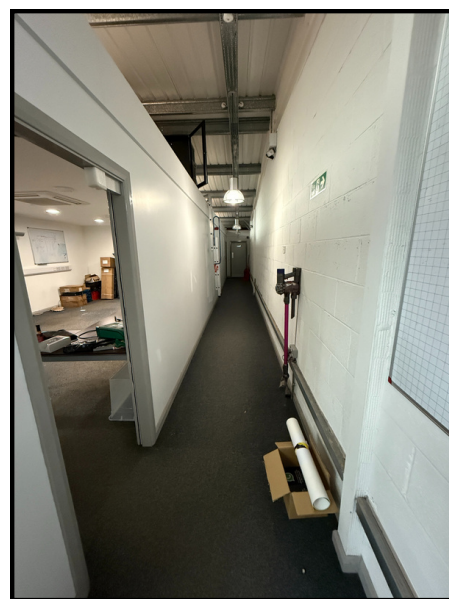
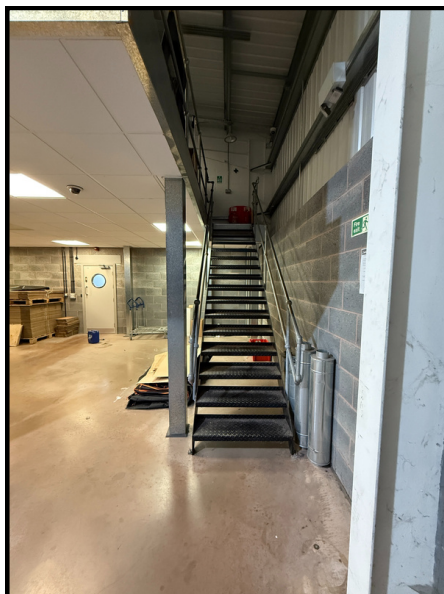
Certificate number 5495-4619-2729-9066-2751

Valid until 21st July 2031

Anti Money Laundering Regulations

In accordance with current Anti-Money Laundering (AML) regulations, all prospective purchasers will be required to provide proof of identity and address, along with details of funding arrangements, prior to any offer being formally accepted. This is a mandatory legal requirement and is part of our commitment to conducting business in a transparent and compliant manner. We appreciate your cooperation in this process.

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Any prospective purchaser should not rely on the information contained in this brochure as statements or representations of fact but must satisfy themselves, through their own inspection or otherwise, as to the accuracy and completeness of each statement.

3. Subject to Contract and Availability:

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4. Measurements and Plans:

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