



01782 898 502

info@st-properties.co.uk
www.st-properties.co.uk



**Unit C3, 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
Mezzanine floor covering 50% of the ground floor
Accommodation for a ground floor WC
Security shutters front & rear with bollards
Ready to occupy immediately, no chain

FOR SALE
£285,000

Allocated parking spaces to front of unit



Unit C3, 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. Dedicated loading area and 4 parking bays. Internal warehouse storage spaces as well mezzanine floor covering 50% of the ground floor. Accommodation for ground floor WC.

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

Internal ground floor - 21.9m x 11.85m

Ground floor warehouse:

- Full height - 21.9m x 6.41m (H 6.73m)
- Below mezzanine - 19.47m x 5.5m (H 2.52m)

Ground Floor WC room - 3.1m m x 2.38m

Internal Mezzanine floor - 21.9m x 5.5m

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. 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 D

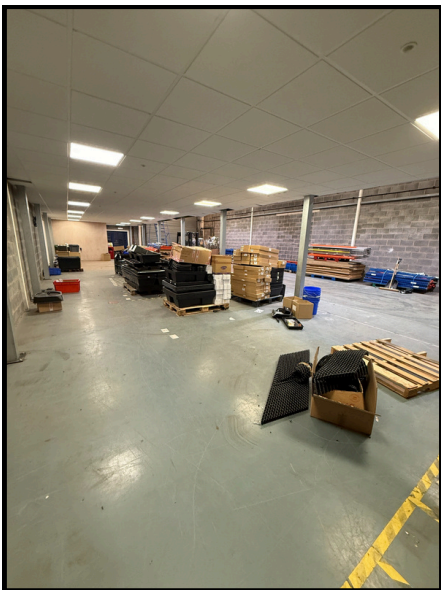
Certificate No. 0770-0836-5689-8309-9096

Valid until 14 November 2026

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.

**Unit C3, Fenton Trade Park, Off Dewsbury Road, Fenton Industrial Estate
Stoke on Trent, Staffordshire, ST4 2TE - 2,799 SQ. FT.**



Unit C3, Fenton Trade Park, Off Dewsbury Road, Fenton Industrial Estate Stoke on Trent, Staffordshire, ST4 2TE - 2,799 SQ. FT.



What3words /// guess.token.slide



63 James Street
Stoke on Trent
Staffs
ST4 5HR
01782 898 502



www.st-properties.co.uk

Disclaimer:

ST Properties, its employees and agents give notice that:

1. Accuracy of Information:
2. All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details provided in this brochure are for general guidance only and do not constitute any part of an offer or contract. While every effort has been made to ensure the accuracy of the information provided, ST Properties does not guarantee its correctness and accepts no responsibility for any errors, omissions, or misstatements.
3. No Reliance:
4. 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.
5. Subject to Contract and Availability:
6. All properties are offered subject to contract and availability. ST Properties reserves the right to alter, amend or withdraw any property or information provided at any time without prior notice.
7. Measurements and Plans:
8. All measurements are approximate. Floor plans are for illustrative purposes only and are not to scale.
9. Third Party Information:
10. Where ST Properties has provided information from third parties (including but not limited to rates, planning permissions, and legal or financial matters), this is provided in good faith but has not been verified, and no warranty is given.
11. Legal and Financial Advice:
12. This brochure does not constitute legal, financial, or other professional advice. Purchasers are strongly advised to obtain independent advice from appropriately qualified professionals before making any decisions in relation to the property.