

Fenton Industrial Estate, Stoke-on-Trent, Staffordshire

Reads Road, Little Row, Flynn Row

High specification units from 534 sq ft (49.6 sq m),
available on flexible terms



PXP Developing Commercial Advantage



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Accommodation >>

Workshop/industrial units constructed in 1995 to a high specification, combining low maintenance materials and finishes with a high degree of thermal insulation. The units benefit from natural day lighting, low energy sodium electric lighting, gas fired warm air production area heaters, insulated up and over loading doors and separate personnel doors accessed from the forecourt area. Allocated car parking spaces are provided to each unit.

Services >>

All units have a three phase electricity supply to the distribution board, mains gas supply to production area heaters and 25 mm diameter water supply to WC areas and production area sink unit. Hot water is provided by electric water heaters. Telephone entry ducts are laid to each unit.

Planning/User >>

The site has planning consent for B1, B2 & B8 uses. Use of specific units is restricted to light industrial only.

Location >>

Situated off Spedding Road on the established Fenton Industrial Estate, approximately two miles east of Stoke-on-Trent town centre, within easy reach of the A50, A500 and M5.

Rent and Maintenance Rent >>

Payable monthly in advance by way of direct debit. The maintenance rent is reviewable on an annual basis by reference to an index.

VAT >>

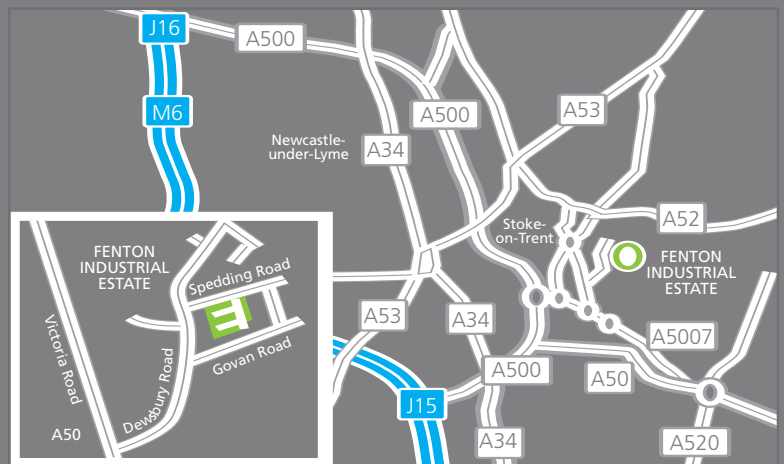
Payable at the standard rate on rents and other charges made under the Tenancy Agreement.

Outgoings >>

The Tenant will be responsible for payment of rates and all other outgoings on the premises.

Repairs & Insurance >>

The Tenant will be responsible for internal repairs and decoration and the Landlord for external repair and site maintenance. The structure of the premises will be insured by the Landlord.



Maps not to scale and for identification purposes only.

Unit	Gross internal area		Approximate service door size	
	sq ft	sq m	Width	Height
Units 1 – 4 Reads Road	1,030 – 1,034	95.7 – 96.1	2.5m	2.8m
Units 5 – 8 Reads Road	1,279 – 1,280	118.8 – 118.9	2.5m	2.8m
Units 1 – 3 Little Row	2,032 – 2,040	188.8 – 189.5	2.7m	3.5m
Units 4 & 8 Little Row	758 – 763	70.4 – 70.9	2.5m	2.6m
Units 5 – 7 Little Row	534 – 535	49.6 – 49.7	2.5m	2.6m
Units 1 & 5 Flynn Row	754 – 755	70 – 70.1	2.5m	2.6m
Units 2 – 4 Flynn Row	535 – 537	49.7 – 49.9	2.5m	2.6m
Units 6 – 9 Flynn Row	1,526 – 1,532	141.8 – 142.3	2.7m	3.5m

Terms >>

Units are available to let on three year Tenancy Agreements, providing that the Tenant may determine the Agreement on three months written notice to the Landlord expiring at any time and the Landlord on six months written notice to the Tenant expiring at any time.

Important: These brief particulars have been prepared for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any others information given. Design and print by Switch Design Consultancy October 2007 (12990).

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