

# To Let

## Fenton Industrial Estate

Reads Road, Fenton, Stoke-on-Trent ST4 2RL

Workspace units 534 to 2,040 sq ft



# Fenton Industrial Estate

## The Site

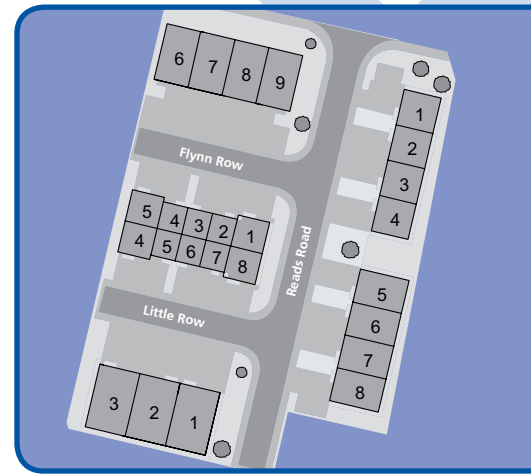
- The estate has 25 workspace units ranging in size from 534 to 2,040 sq ft.
- Units benefit from gas fired warm air production area heaters.
- Insulated up and over doors separate from personnel doors.
- Allocated parking spaces are provided to each unit.
- The site has planning consent for B1, B2 & B8 uses.
- Tenant will be responsible for internal repairs and decoration.
- Landlord is responsible for the external repair and the site maintenance.
- The structure of the premises will be insured by the landlord.

## The Details

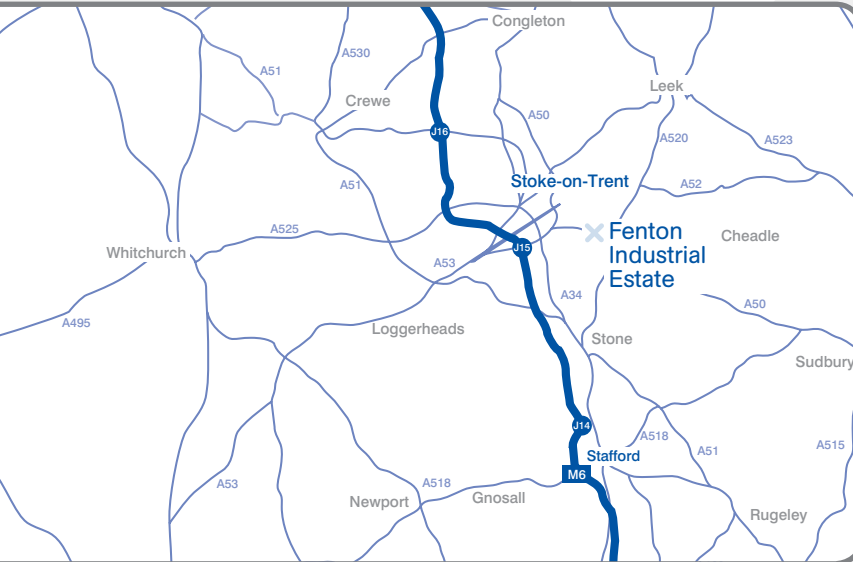
- All units have a three phase electricity supply to the distribution board.
- Gas mains supply to production area heaters and direct supply to the unit.

## The Location

Situated off Spedding Road on the established Fenton Industrial Estate, approximately two miles east of Stoke-on-Trent City Centre, within easy reach of the A50, A500 and M6.



Unit (Reads Road)	Size (sq ft)	Unit (Little Row)	Size (sq ft)	Unit (Flynn Row)	Size (sq ft)
1	1,034	1	2,032	1	755
2	1,034	2	2,032	2	535
3	1,030	3	2,040	3	537
4	1,031	4	758	4	536
5	1,280	5	769	5	754
6	1,279	6	534	6	1,532
7	1,281	7	535	7	1,532
8	1,280	8	763	8	1,532
<b>9,249</b>		<b>9,463</b>		9	1,526
				<b>9,239</b>	



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