



## INDUSTRIAL UNIT – TO LET

UNITS 5 CRABTREE CLOSE, FENTON, STOKE-ON-TRENT ST4 2SW.

- Useable Workshop/Warehouse \_ 1,250 sft.
- Currently being refurbished.
- Good eaves height. Roller Shutter Door.
- Forecourt Loading/Parking
- Adjacent Unit 6 also available



## Chartered Surveyors

28 King Street, Newcastle under Lyme,  
Staffordshire, ST5 1HX**Location**

The premises are situated on a popular industrial estate off Victoria Road which leads from Fenton District Centre to Hanley, the commercial and retail centre of Stoke-on-Trent, the principal conurbation of North Staffordshire. It has excellent lines of communications via the A50, A500 and to Junctions 15 and 16 of the M6 Motorway throughout the locality and nationally.

**Description**

This opportunity offers a modern light industrial warehouse unit of steel portal frame construction with brick/lower walls and insulated profile steel cladding to upper elevations and a pitched roof which incorporates natural lighting panels. The unit has an eaves height of 3.80 m, gas combination boiler, welfare facility, with a roller shutter loading door and security shutter over the personnel entrance, fluorescent lighting, and forecourts for loading and parking.

**Accommodation**

All measurements in accordance with the RICS Code of Measuring Practice to Gross Internal Floor Area.

Unit 5	117.20 sm	1,250 sft
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**Services**

Three phase electricity, mains gas and water, drainage to main foul sewer are understood to be available to the property subject to connection. These have not been tested and are subject to the tenant making their own arrangements for the supply and connection of such services.

**Assessment**

Rateable Value	RV £7,300 wef 1 <sup>st</sup> April 2017
Uniform Rate in the £	0.466 pence (2017/18) unless the occupier has other property whereby the Rate in the £ would be 0.479
Rating Authority:	Stoke on Trent City Council.

**Tenure**

The property is available on a new three or five year lease on Tenants Full Repairing and Insuring Terms.

**Rent**

Unit 5 Crabtree Close £8,000 per annum exclusive.

**VAT & Stamp Duty**

The rent are quoted exclusive of but may be subject to VAT at the appropriate rate. The Tenant will be responsible for Stamp Duty Land Tax, if applicable. Prospective Tenants should seek legal advice on the impact of VAT and Stamp Duty Land Tax on this transaction.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in this transaction.

**Viewing**

Strictly by appointment with Robertson Surveyors. Please contact our Office on 01782 714004 or mail [rcs@robertsonsurveyors.co.uk](mailto:rcs@robertsonsurveyors.co.uk).

**EPC**

An Energy Performance Certificate will be made available on request.



**Disclaimer** These particulars are issued on the distinct understanding that all negotiations are conducted through Robertson Surveyors. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Robertson Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that (a) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (c) no person in the employment of Robertson Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (d) all rentals and prices are quoted exclusive of vat; (e) Robertson Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

REF: AGY/CRABTREE/0517