

Fenton • Stoke on Trent

Grove Road Industrial Estate • Grove Road • Fenton • Stoke on Trent • ST4 4LG



to let

SPACE FOR BUSINESS FLEXIBLE TERMS

This property is located in a popular and established commercial quarter of "The Potteries" with excellent access to main transport links. The property provides a flexible range of unit sizes ideal for warehousing and for assembly or production purposes. It is possible to create smaller units sizes within the two units quoted here.

- Flexible space options
- Short/Long lease terms
- Adjacent to A50 trunk Route
- Close to City Centre
- 3 miles M6 motorway

Population: Stoke on Trent and North Staffordshire 457,165

GRANT AID AVAILABILITY

Useful points of contact:

- **Unsecured loans from £5,000**
www.michelindevelopment.co.uk 07968 307570
- **Relocation Grants up to £25,000**
www.reroot.org.uk 0800 783 0334

WAREHOUSE/PRODUCTION SPACE

12,081 to 36,446 sq ft (1,122 to 3,386 sq m) B1 • B2 • B8



Location

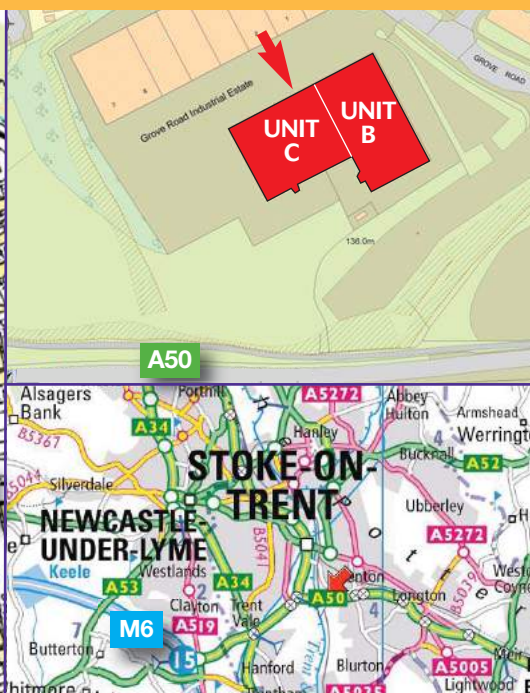
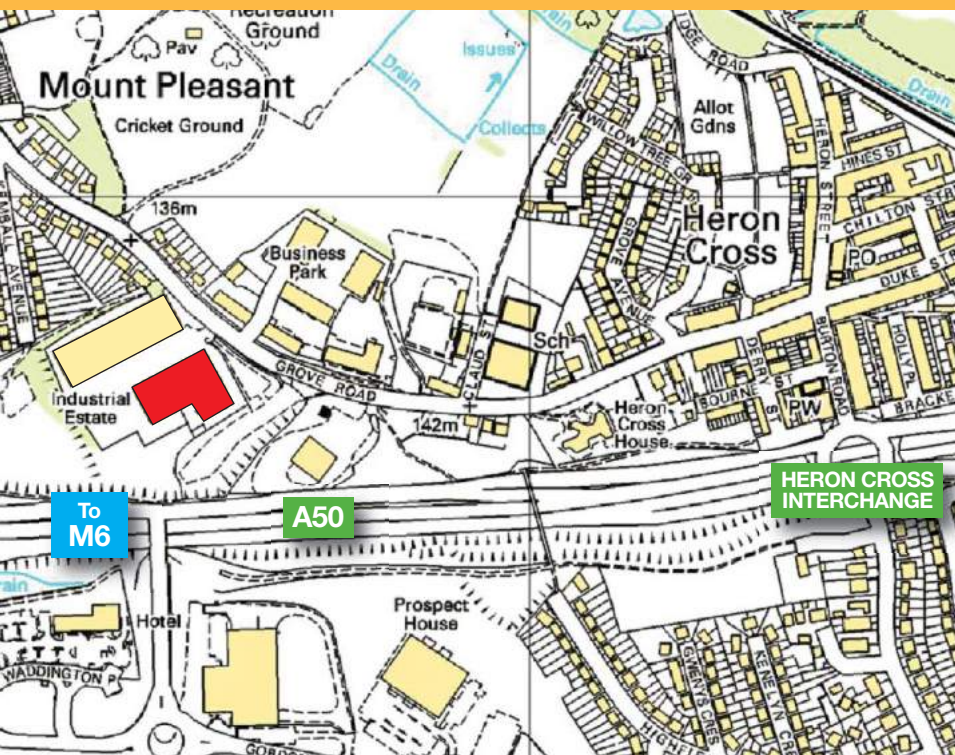
The property is located close to the Heron Cross interchange which links directly with the A50 Stoke – Derby trunk road. This provides access to the M1 motorway at Junction 24. The A500 “D” road which passes through the area and links the M6 at junctions 15 and 16 is approximately 1 mile from the property.

Grove Road Industrial Estates sits within a highly popular business community opposite Fenton Business Park.

Description

The property comprises single storey industrial/warehouse units of steel portal construction with concrete floor, part brick and part clad elevations and pitch lined roofs. Roof lights are incorporated. There are 5 roller shutter doors serving the two units which allow for splitting the units to form individual workspace if required.

There is ample space to the front of the units for loading and car parking. Outside storage or car parking is available in a secure yard at the side of the building. There is also outside storage area at the rear of the units.



Distances

	miles
A50 By Pass	0.75
A 500	1
City Centre/Rail Station	1.6
M6 junction 15	3
Derby	36
Birmingham	43
Manchester	48
Nottingham	54
Sheffield	54

Accommodation

	Sq ft	m ²
Unit B	24,365	2,264
Unit C	12,081	1,122
Total Gross Internal Floor Area	36,446	3,386

Eaves Height

20 ft (6.1m)

Local services

A public bus service serves Grove Road.

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Business Rates

Interested parties should make their own enquiries with the local authority Stoke on Trent City Council 01782 234567.

Viewing

By prior arrangement with either of the joint agents – contact details below.

MISREPRESENTATION ACT 1967. Pall Mall Investments give notice that; (i) the particulars are set out as a general outline only for guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intended purchasers should not rely upon them as statement representations of fact and must satisfy themselves inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Investments has any authority to make or give any representation or warranty whatsoever in relation to this scheme; (iv) the vendor reserves the right to charge VAT on any disposal price. Please note all areas and distances are approximate. 6/09.

All Enquiries to:

020 8986 7221

Contact: Peter Cunningham
peter@pallmallinvestments.com