



TO LET

SUBSTANTIAL MANUFACTURING /
WAREHOUSE ACCOMMODATION

103,819 SQ FT (9,645.22 SQ M)
ON A SITE AREA OF 5.12 ACRES

FENTON 104, BIRRELL STREET, OLDFIELDS BUSINESS PARK,
FENTON, STOKE-ON-TRENT, ST4 3ES



Loading
doors x7



Eaves
6.95m



Full site
circulation



Secure
site



Central
location

FENTON
IO4

STOKE-ON-TRENT,
J15 & J16 M6



FENTON IO4

STOKE-ON-TRENT,
J15 & J16 M6

DESCRIPTION

Fenton 104 comprises a modern detached manufacturing / warehouse unit of steel portal frame construction beneath a multi pitched, steel profile clad roof incorporating skylights.

Externally the unit benefits from a perimeter concrete yard offering full site circulation and loading. There is also a large separate car park.



SPECIFICATION

The property and site benefit from the following specification;



7 Surface level loading doors



**6.95m Eaves height
(6.14 to haunch)**



Full site and building circulation



**Two storey offices
with staff facilities**



Large surfaced car park



Secure site area of c.5.12 acres



Popular business location

A50



ACCOMMODATION

The site has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas;

ACCOMMODATION	Sq Ft	Sq M
WAREHOUSE	89,003	8,271.48
G/F OFFICES	7,393	686.87
F/F OFFICES	7,393	686.87
TOTAL	103,819	9,645.22
LOADING CANOPY AREA	2,390	222.04

TERMS

The property is available by way of a new lease for a term of years to be agreed.

EPC

The building has an EPC Rating of B32, a full report is available upon request.



RENT

For further information please contact the joint letting agents.

SERVICES

All mains services are available to the site, subject to any re-connection.

BUSINESS RATES

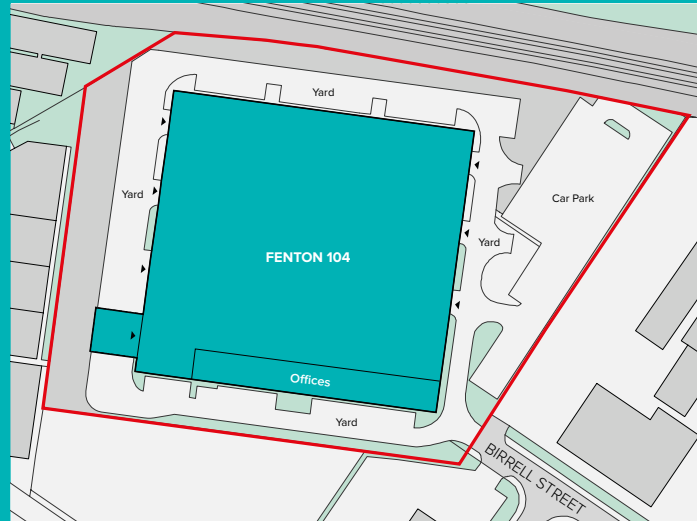
We would advise all interested parties to make their own enquiries to Stoke City Council Business Rate Department.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VAT

VAT is payable at the prevailing rate.



**FENTON 104, BIRRELL STREET, OLDFIELDS BUSINESS PARK,
FENTON, STOKE-ON-TRENT, ST4 3ES**

LOCATION

The subject property is situated on Birrell Street in Fenton, a popular industrial location in close proximity to the A50/A500 dual carriageway intersection in Stoke-on-Trent. Junctions 15 and 16 of the M6 Motorway, serving Birmingham to the south and Manchester to the north, are approximately 3.5 miles and 10.5 miles distant respectively.

The Fenton area is a popular business location including a large range of local and regional industrial occupiers plus national retail occupiers such as Currys PC world, Smyths Toy Superstore, Brantano, Argos and Tesco amongst many others.

LOCATION	DISTANCE	DRIVE TIME
Junction 15 M6	3	5 mins
Derby	36	45 mins
Warrington	37	53 mins
Manchester	44	65 mins
Birmingham	44	64 mins



**FENTON
104**

STOKE-ON-TRENT,
J15 & J16 M6

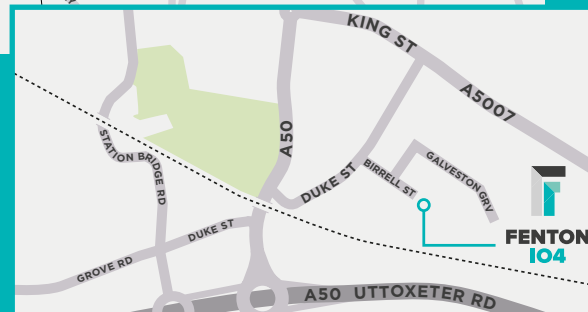


VIEWINGS / FURTHER INFORMATION

For further Information or to arrange a viewing, please contact the joint letting agents.

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