

 ST6 4HU

INDUSTRIAL



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

Unit 4 Federation Road Trading Estate, Federation Road, Stoke on Trent, ST6 4HU northerntrust.co.uk

INDUSTRIAL



- Established Location
- Flexible Leases
- Competitive Rates
- Immediate Occupation
- Integral Offices
- 3 Phase Electricity
- Ample Parking to front

 INDUSTRIAL

TO LET

SIZES FROM

6,080 SQ FT
(547 SQ M)

Over 200 locations throughout the Midlands and the North

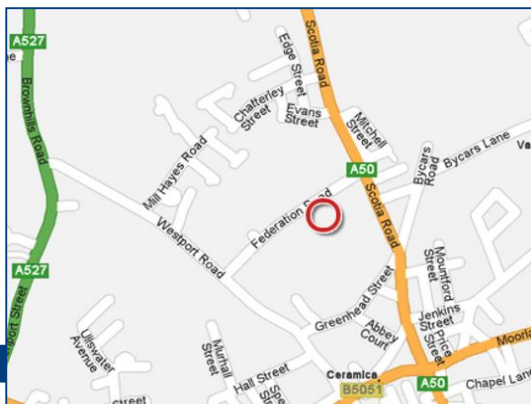
**WHITTLE
JONES**
CHARTERED SURVEYORS
0121 523 2929
www.whittlejones.com

INDUSTRIAL

Unit 4 Federation Road Trading Estate, Federation Road, Stoke on Trent ST6 4HU www.northerntrust.co.uk

🌐 LOCATION

The trading estate is located on Federation Road, just off the A50 and benefits from excellent road links onto the A500 and the M6 motorway.



🌐 DESCRIPTION

The property comprises 6 purpose built light industrial units arranged in a single block.

The unit is of steel frame construction with brick clad external elevations and mono-pitched roof. The unit also benefits from office and toilet accommodation and has recently been partially re-roofed.

🌐 TERMS

The unit is available to let on new flexible 3 year leases incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss.

🌐 AVAILABILITY

Further details and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT

🌐 ENERGY PERFORMANCE CERTIFICATE

The unit has a C energy performance rating. Full report available on request.

🌐 VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact Dawn Webster on 0121 523 2929.

🌐 SUBJECT TO CONTRACT

🌐 INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

January 2011.

Whittle Jones - Midlands

The Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA
t +44 (0)121 523 2929 f +44 (0)121 523 6688

