



Warehouse

9,000 sqft (836.1 sqm)

Offices

1,000 sqft (92.9 sqm)

Quoting rent

£65,000 per annum

# UNIT 3

10,000 sqft (929 sqm)

# TO LET

New-build, self-contained industrial / warehouse unit

## Specification

- 8m eaves height
- Warehouse floor slab loading 50kn/m<sup>2</sup>
- Two 4m x 5m loading doors
- 28.7m yard depth
- 15 dedicated car park spaces
- 100 kVA electricity supplies



# Tunstall Arrow

James Brindley Way  
Stoke-on-Trent, ST6 5GA





## James Brindley Way, Stoke-on-Trent, ST6 5GA

- Tunstall Arrow is located within Stoke-on-Trent, north of the town of Tunstall
- Located within 5 minutes of the A500 dual carriageway which links to Junctions 15 and 16 of the M6 motorway
- The A500 also interconnects with the A50 dual carriageway providing a major east-west link to the M1 motorway
- Surrounding occupiers include Churchill China plc, JCB and Smiths News
- 8m eaves height
- Modern portal-framed buildings with electronically operated loading doors
- Warehouse floor slab loading 50kn/m<sup>2</sup>
- Two 4m x 5m loading doors
- High-quality, fully-fitted ground and first floor offices and amenity area
- Male, female and mobility-impaired WCs

<b>Terms</b>	Available on a leasehold basis for a term of years to be agreed.
<b>VAT</b>	Chargeable where applicable at the prevailing rate.
<b>Rates</b>	Tenants will be responsible for payment of rates and an annual service charge. <a href="#">See benefits below.</a>
<b>Legal</b>	Each party is responsible for their own legal costs.

- High-quality landscaped environment
- Secure loading yards and car parking
- 28.7m yard depth
- 15 dedicated car park spaces
- 100 kVA electricity supplies
- Three-phase power supply
- Gas connected
- Access to super-fast broadband

Located within the Ceramic Valley Enterprise Zone which brings significant benefits to occupiers, including up to £275,000 of business rates savings over a five-year period.



For further information or to arrange a viewing contact:



**Richard Mounsey**  
**01782 202294**  
**richard@mounseysurveyors.co.uk**  
**www.mounseysurveyors.co.uk**

Visit [www.tunstall-arrow.co.uk](http://www.tunstall-arrow.co.uk) for more information

The Agents for themselves and for the Seller/Lessor of this property give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. May 2017. Bella Design & Marketing [www.belladesign.co.uk](http://www.belladesign.co.uk)