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# TO LET

New-build, self-contained industrial / warehouse  
units from 13,000 to 30,750 sqft

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



**Tunstall  
Arrow  
North**

## Tunstall Arrow is a prime employment development site which benefits from having excellent accessibility and roadside profile.

Tunstall Arrow phase 1 is now fully let with occupiers including Q-railing, DHL Express, Boels Rental, Pramac Generac and SG Fleet Solutions.

- ✔ 8m to 10m eaves height (depending on unit)
- ✔ High-quality landscaped environment
- ✔ Modern portal-framed buildings with electronically operated loading doors
- ✔ High-quality, fully-fitted ground and first floor offices and amenity area
- ✔ Secure loading yards and car parking
- ✔ Male, female and mobility-impaired WCs
- ✔ Dedicated parking
- ✔ Electric vehicle charging points
- ✔ 3-phase power supplies
- ✔ Gas connected
- ✔ Access to super-fast broadband



Tunstall Arrow is located within the Ceramic Valley Enterprise Zone and interested parties may wish to contact the Make It Stoke-on-Trent & Staffordshire Investment Service who offer a free and confidential service for new investors looking to relocate a business or expand their operations in the area. [www.makeitstokestaffs.co.uk](http://www.makeitstokestaffs.co.uk)

- ✔ One of UK's largest labour pools
- ✔ The workforce within a 45 minute drive time equates to those of Manchester and Birmingham
- ✔ 1 million people in the county and 3 million within an hour's drive
- ✔ Strong manufacturing workforce with a very high concentration of engineering skills
- ✔ Within 1 hour's drive time of 32 universities
- ✔ Potential salary savings of 14% against the national average





Unit	Ground Floor		First Floor		Total GIA	
1	28,700 sqft	(2,666 sqm)	2,050 sqft	(190 sqm)	30,750 sqft	(2,857 sqm)
2	23,739 sqft	(2,205 sqm)	2,261 sqft	(210 sqm)	26,000 sqft	(2,415 sqm)
3	17,371 sqft	(1,614 sqm)	1,629 sqft	(151 sqm)	19,000 sqft	(1,765 sqm)
4	11,885 sqft	(1,104 sqm)	1,115 sqft	(104 sqm)	13,000 sqft	(1,208 sqm)
5	19,070 sqft	(1,772 sqm)	1,430 sqft	(133 sqm)	20,500 sqft	(1,905 sqm)



# UNIT 1

30,750 sqft (2,857 sqm)

## Ground Floor

28,700 sqft (2,666 sqm)

## Offices

2,050 sqft (190 sqm)

**ENQUIRE NOW**

- ✔ 10m eaves height
- ✔ Modern portal-framed building with electronically operated loading doors
- ✔ Warehouse floor slab loading 50kn/m<sup>2</sup>
- ✔ Three 4m x 5m loading doors
- ✔ High-quality, fully-fitted ground and first floor offices and amenity area
- ✔ Male, female and mobility-impaired WCs
- ✔ High-quality landscaped environment
- ✔ Secure gated service yard and car parking area

- ✔ 37.5m yard depth
- ✔ 48 dedicated car park spaces
- ✔ Electric vehicle charging points
- ✔ 150 kVA 3-phase electricity supply
- ✔ Gas connected
- ✔ Access to super-fast broadband

### Terms

Available on a leasehold basis for a term of years to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

### Rates

Tenants will be responsible for payment of rates and an annual service charge.

### Legal

Each party is responsible for their own legal costs.



# UNIT 2

26,000 sqft (2,415 sqm)

## Ground Floor

23,739 sqft (2,205 sqm)

## Offices

2,261 sqft (210 sqm)

**ENQUIRE NOW**

- 8m eaves height
- Modern portal-framed building 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
- High-quality landscaped environment
- Secure gated service yard and car parking area

- 36m yard depth
- 37 dedicated car park spaces
- Electric vehicle charging points
- 130 kVA 3-phase electricity supply
- Gas connected
- Access to super-fast broadband

### Terms

Available on a leasehold basis for a term of years to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

### Rates

Tenants will be responsible for payment of rates and an annual service charge.

### Legal

Each party is responsible for their own legal costs.



# UNIT 3

19,000 sqft (1,765 sqm)

## Ground Floor

17,371 sqft (1,614 sqm)

## Offices

1,629 sqft (151 sqm)

**ENQUIRE NOW**

- 8m eaves height
- Modern portal-framed building 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
- High-quality landscaped environment
- Secure gated service yard and car parking area

- 30.1m yard depth
- 21 dedicated car park spaces
- Electric vehicle charging points
- 100 kVA 3-phase electricity supply
- Gas connected
- Access to super-fast broadband

### Terms

Available on a leasehold basis for a term of years to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

### Rates

Tenants will be responsible for payment of rates and an annual service charge.

### Legal

Each party is responsible for their own legal costs.



# UNIT 4

**13,000 sqft (1,208 sqm)**

## Ground Floor

11,885 sqft (1,104 sqm)

## Offices

1,115 sqft (104 sqm)

**ENQUIRE NOW**

- 8m eaves height
- Modern portal-framed building 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
- High-quality landscaped environment
- Secure gated service yard and car parking area

- 34.8m yard depth
- 15 dedicated car park spaces
- Electric vehicle charging points
- 100 kVA 3-phase electricity supply
- Gas connected
- Access to super-fast broadband

### Terms

Available on a leasehold basis for a term of years to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

### Rates

Tenants will be responsible for payment of rates and an annual service charge.

### Legal

Each party is responsible for their own legal costs.



# UNIT 5

20,500 sqft (1,905 sqm)

## Ground Floor

19,070 sqft (1,772 sqm)

## Offices

1,430 sqft (133 sqm)

**ENQUIRE NOW**

- 8m eaves height
- Modern portal-framed building 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
- High-quality landscaped environment
- Secure gated service yard and car parking area

- 43.2m yard depth
- 30 dedicated car park spaces
- Electric vehicle charging points
- 100 kVA 3-phase electricity supply
- Gas connected
- Access to super-fast broadband

### Terms

Available on a leasehold basis for a term of years to be agreed.

### VAT

Chargeable where applicable at the prevailing rate.

### Rates

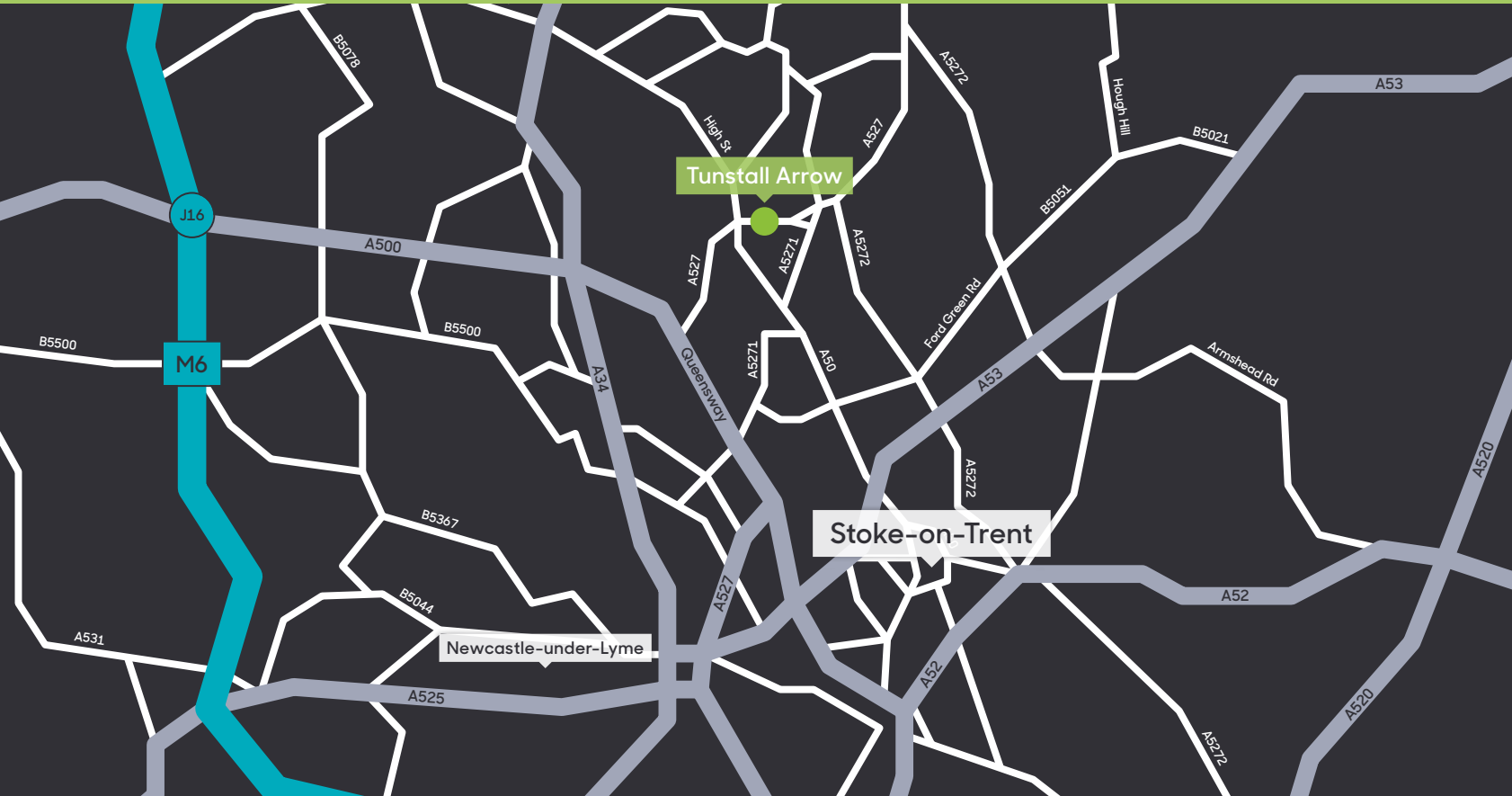
Tenants will be responsible for payment of rates and an annual service charge.

### Legal

Each party is responsible for their own legal costs.







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

- ▶ Tunstall Arrow is located within Stoke-on-Trent, north of Tunstall town centre
- ▶ 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 with the A38 and M1 motorway

- ▶ Nearby occupiers inc. Churchill China PLC and JCB
- ▶ Phase 1 occupiers inc. Q-railing, DHL Express, Boels Rental, Pramac Generac and SG Fleet Solutions

Contact for further information or to arrange a viewing:



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Visit [www.tunstallarrow.com](http://www.tunstallarrow.com)

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