

Accommodation

Unit	Warehouse	Offices	Total GIA
1	Let to Q-railing		40,655 sqft (3,777 sqm)
2	33,000 sqft (3,066 sqm)	2,000 sqft (186 sqm)	35,000 sqft (3,252 sqm)
3	9,000 sqft (836 sqm)	1,000 sqft (93 sqm)	10,000 sqft (929 sqm)
4	18,500 sqft (1,719 sqm)	1,500 sqft (139 sqm)	20,000 sqft (1,858 sqm)
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Tunstall Arrow is a prime employment development site which benefits from having excellent accessibility and roadside profile.

The development has secured its first tenant, Q-railing, for whom a new building will be under construction in 2017. Phase One will offer highly specified industrial units, with generous yards, set within a high quality business park environment.

A first phase of warehouse and industrial development is proposed featuring:

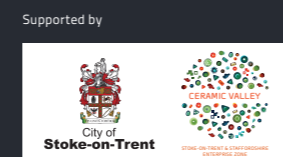
- 8m to 10m eaves height (depending on unit)
- Secure loading yards and car parking
- High-quality landscaped environment
- Modern portal-framed buildings with electronically operated loading doors
- Dock level loading doors (depending on unit)
- High-quality, fully-fitted ground and first floor offices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

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

- 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 include Churchill China plc, JCB and Smiths News



For further information or to arrange a viewing contact:



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Visit www.tunstall-arrow.co.uk for more information

TO LET

New-build, self-contained industrial / warehouse units from 10,000 to 35,000 sqft

Visit www.tunstall-arrow.co.uk for more information

Tunstall Arrow

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

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James Brindley Way A527

Unit 5
20,000 sqft
inc. 1,500 sqft office

Phase 2 Tunstall Arrow North
Available by way of design & build
Units up to 80,000 sqft (8 acres)

Q-railing

Unit 2
35,000 sqft
inc. 2,000 sqft office

Unit 3
10,000 sqft
inc. 1,000 sqft office

Unit 4
20,000 sqft
inc. 1,500 sqft office

 CERAMIC VALLEY ENTERPRISE ZONE
STOKE-ON-TRENT & STAFFORDSHIRE

Tunstall Arrow is 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.

- ▶ One of the 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



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