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TO LET

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

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



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





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)
5	18,500 sqft	(1,719 sqm)	1,500 sqft	(139 sqm)	20,000 sqft	(1,858 sqm)



UNIT 2

35,000 sqft (3,252 sqm)

Warehouse

33,000 sqft (3,066 sqm)

Offices

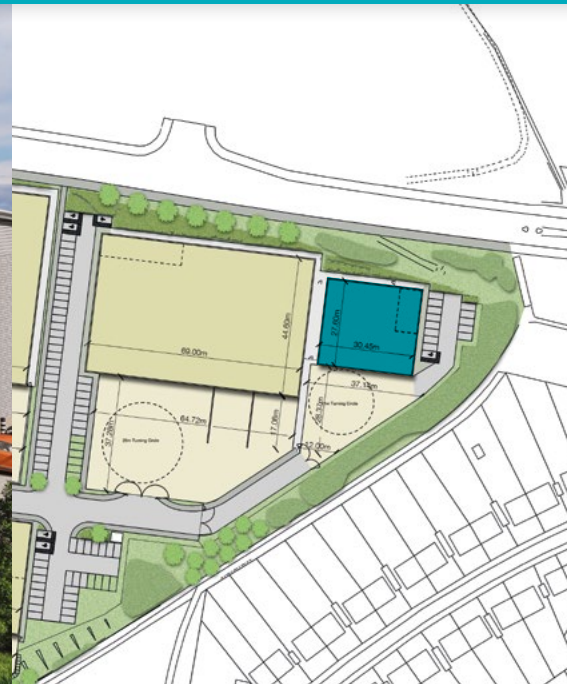
2,000 sqft (186 sqm)

[ENQUIRE NOW](#)

- ✔ 10m eaves height
- ✔ Modern portal-framed building with electronically operated loading doors
- ✔ Warehouse floor slab loading 50kn/m²
- ✔ Two 4m x 5m loading doors
- ✔ Two 4m x 5m dock level 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
- ✔ 51 dedicated car park spaces
- ✔ 145 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

10,000 sqft (929 sqm)

Warehouse

9,000 sqft (836 sqm)

Offices

1,000 sqft (93 sqm)

ENQUIRE NOW

- ✔ 8m eaves height
- ✔ Modern portal-framed building with electronically operated loading doors
- ✔ Warehouse floor slab loading 50kn/m²
- ✔ 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

- ✔ 28.7m yard depth
- ✔ 15 dedicated car park spaces
- ✔ 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

20,000 sqft (1,858 sqm)

Warehouse

18,500 sqft (1,719 sqm)

Offices

1,500 sqft (139 sqm)

ENQUIRE NOW

- 8m eaves height
- Modern portal-framed building with electronically operated loading doors
- Warehouse floor slab loading 50kn/m²
- Two 4m x 5m loading doors
- One 4m x 5m dock level loading door
- 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
- 41.1m yard depth
- 30 dedicated car park spaces
- 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

20,000 sqft (1,858 sqm)

Warehouse

18,500 sqft (1,719 sqm)

Offices

1,500 sqft (139 sqm)

ENQUIRE NOW

- ✔ 8m eaves height
- ✔ Modern portal-framed building with electronically operated loading doors
- ✔ Warehouse floor slab loading 50kn/m²
- ✔ 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

- ✔ 30m yard depth
- ✔ 30 dedicated car park spaces
- ✔ 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 A527

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

Q-railing

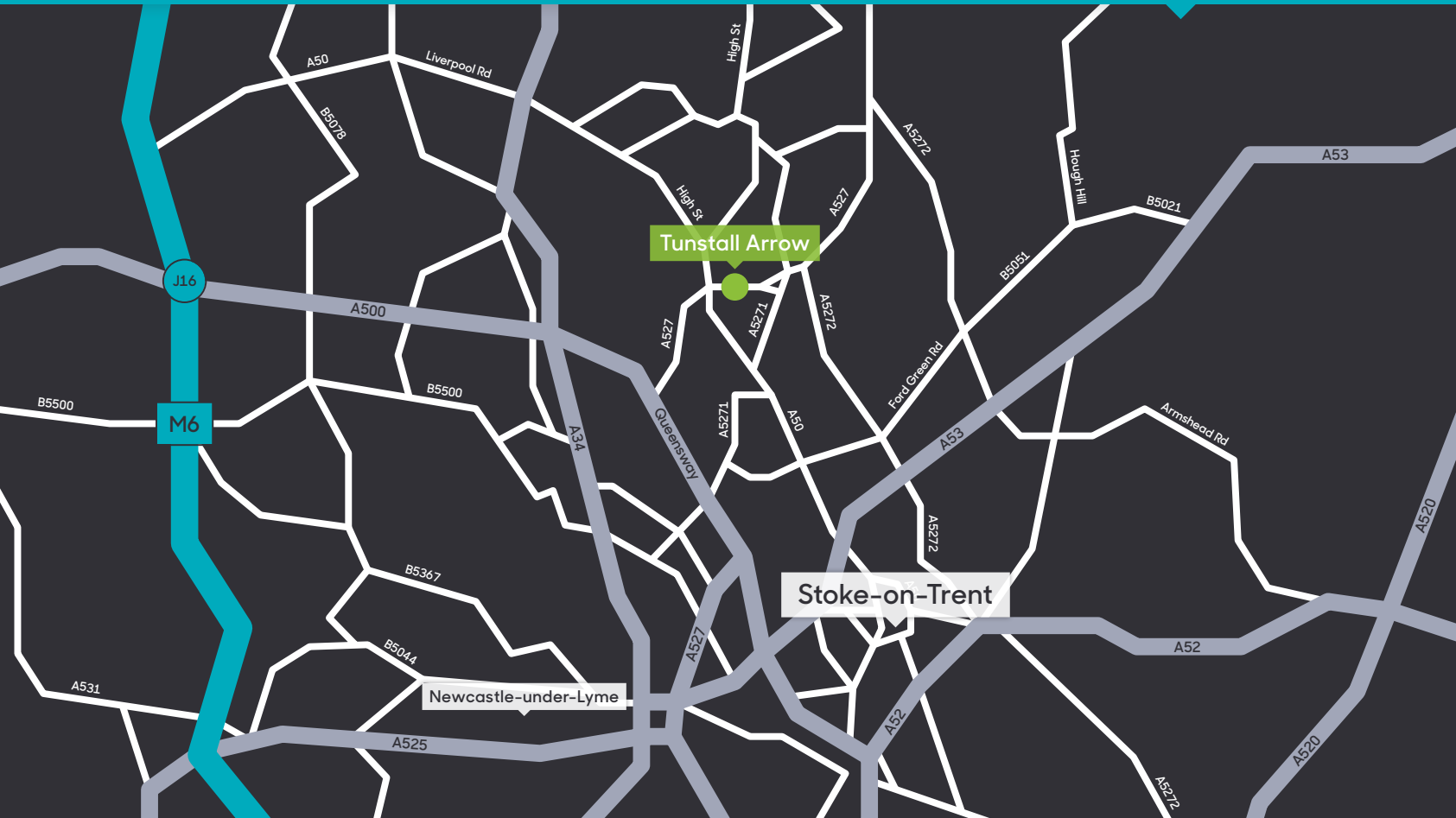
Unit 4
20,000 sqft
inc. 1,500 sqft office

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

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

Phase 2 Tunstall Arrow North

Available by way of design & build
Units up to 80,000 sqft (8 acres)



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 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

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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