



Warehouse

18,500 sqft (1,718.65 sqm)

Offices

1,500 sqft (139.35 sqm)

Quoting rent

£130,000 per annum

UNIT 5

20,000 sqft (1,858 sqm)

TO LET

New-build, self-contained industrial / warehouse unit

Specification

- 8m eaves height
- Warehouse floor slab loading 50kn/m²
- Two 4m x 5m loading doors
- 30m yard depth
- 30 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/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

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. See benefits below.
Legal	Each party is responsible for their own legal costs.

- High-quality landscaped environment
- Secure loading yards and car parking
- 30m yard depth
- 30 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:



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