



UNIT 3

19,000 sqft (1,765 sqm)

TO LET

New-build, self-contained
industrial / warehouse unit

Specification

Ground Floor
17,371 sqft (1,614 sqm)

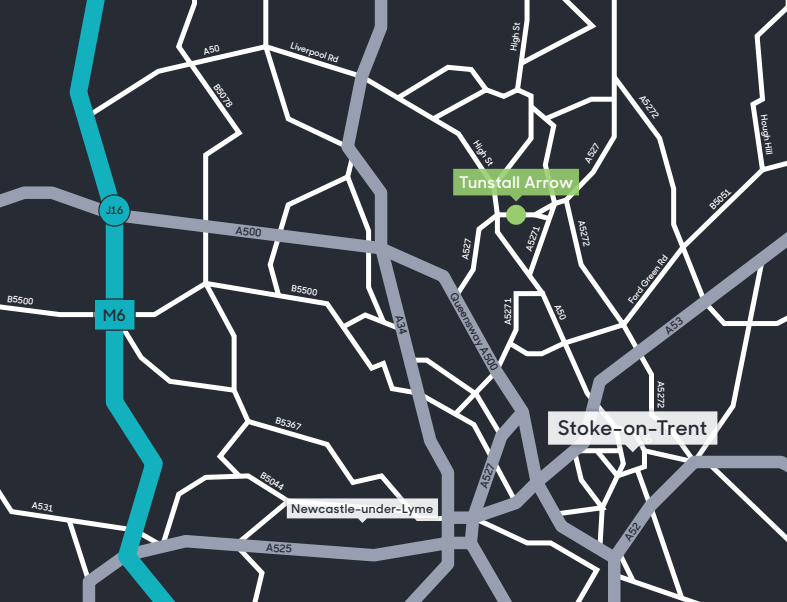
First Floor
1,629 sqft (151 sqm)

- ▶ 8m eaves height
- ▶ Warehouse floor slab loading 50kn/m²
- ▶ Two 4m x 5m loading doors
- ▶ 30.1m yard depth
- ▶ 21 dedicated car park spaces
- ▶ 100 kVA 3-phase electricity supply

James Brindley Way, Stoke-on-Trent, ST6 5GF
Visit www.tunstallarrow.com



**Tunstall
Arrow
North**



- 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

- 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

- 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.

- 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



CERAMIC VALLEY ENTERPRISE ZONE
STOKE-ON-TRENT & STAFFORDSHIRE

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

Contact for further information or to arrange a viewing:



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