

For Sale

Substantial Freehold
Industrial Complex

200 Scotia Road
Tunstall
Stoke on Trent
ST6 4JD

May 2019

On behalf of the Joint Administrators of Dudson Limited



08449 02 03 04

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200 Scotia Road, Tunstall, Stoke on Trent, ST6 4JD

Highlights

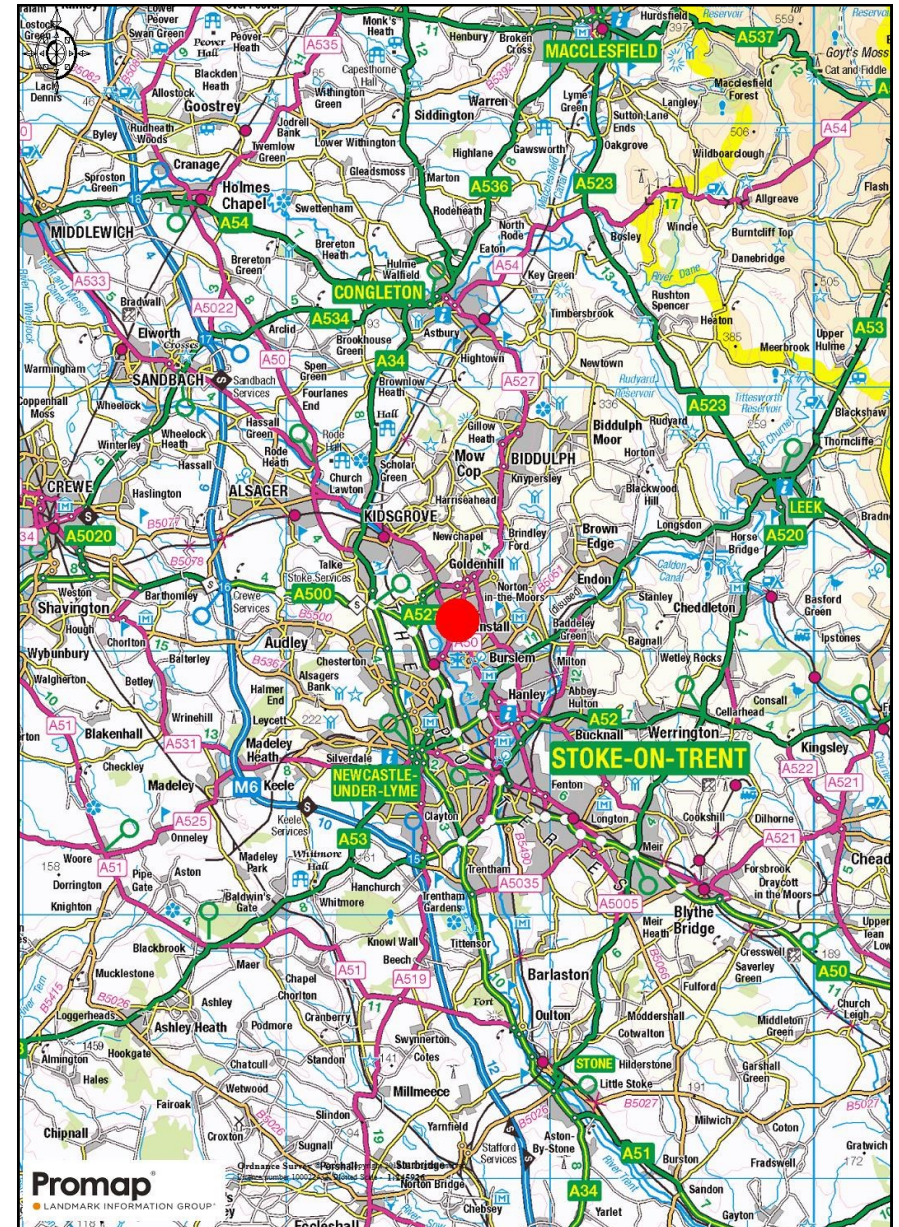
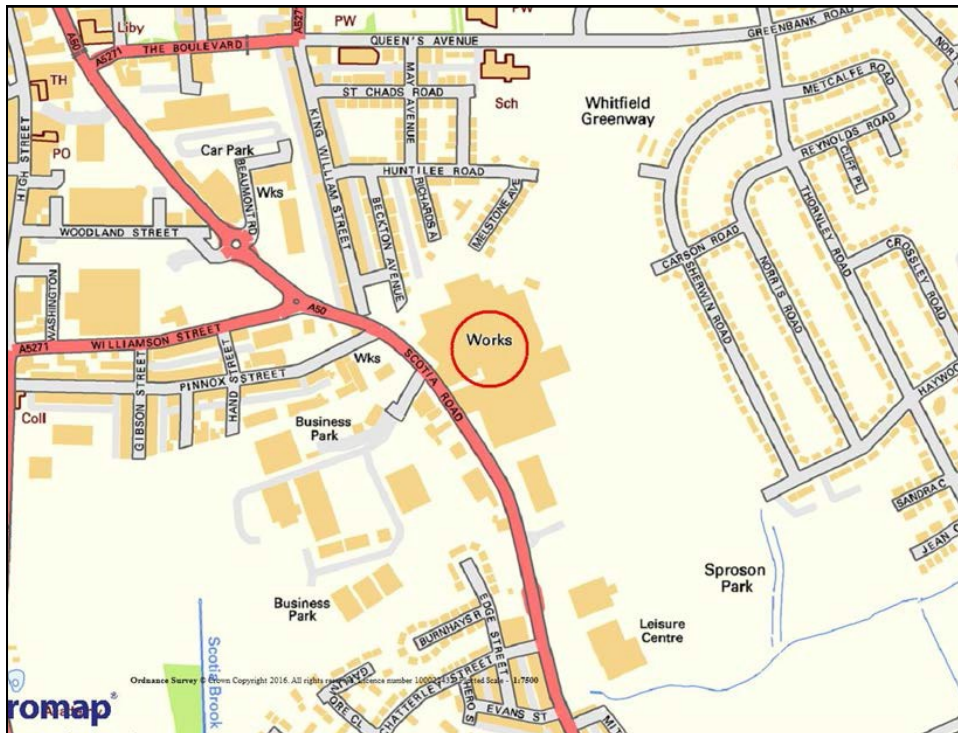
- Substantial freehold industrial complex
- Prominent frontage to A50
- 26,807 sq. m. (288,549 sq.ft.)
- Secure, self-contained site extending to approx. 9.4 acres (3.8 ha)
- 1.5 miles from the arterial A500 dual carriageway and 6.5 miles from J16 of the M6
- Potential for alternative use (S.T.P.)
- **Offers invited in the order of £3,000,000**



Location

The city of Stoke on Trent is centrally located, 45 miles north of Birmingham and 44 miles south of Manchester. Junctions 15 (south) and 16 (north) of the M6 Motorway are approximately 9 miles and 6.5 miles respectively, accessed by the arterial A500 dual carriageway (approximately 1.5 miles east).

The property is located within the town of Tunstall, approximately 3.5 miles north of Hanley, Stoke on Trent's principal retail centre. The property fronts the A50 (Scotia Road) and is situated within a mixed use location, with both residential and commercial uses surrounding the site. Nearby commercial occupiers include Asda, Travis Perkins, Screwfix and Halfords Autocentre.



The Property

Reception, Offices and Storage 3,682 sq.m (39,622 sq.ft.)

- Modern two storey building of brick construction with a pitched profile metal roof and double glazed windows.
- Accessible via a two storey glazed reception area.
- Office accommodation comprises suspended ceilings, inset fluorescent lighting and air conditioning.
- Ancillary storage and welfare facilities.

Office Buildings / Ancillary 1,506 sq.m.(16,219 sq.ft.)

- Two storey office accommodation of brick construction surmounted by a flat felted roof.
- Incorporates a mix of open plan and cellular office accommodation with welfare facilities provided.



Modern Industrial Bays 8,061 sq.m. (86,774 sq.ft.)

- A series of modern industrial bays accessible via four roller shutter doors, including a single dock level loading door.
- Steel portal frame construction with brick/block and profile metal clad elevations.
- Eaves height of 5m - 6m.

Externals

- Access to the site is via a security controlled gate house.
- Car parking provided to the northern and western boundaries.
- Additional loading access off Scotia Road.
- Hard surfaced yard located to the rear.
- Detached workshop 1,931 sq.ft. (180sq.m.).

Industrial Bays 13,353 sq.m. (143,725 sq.ft.)

- A series of interconnected industrial bays of steel portal frame construction, with a mix of brick, block, profile metal and asbestos elevations.
- Accessible via five roller shutter loading doors.
- Varying eaves heights of 3.25m to 5.70m.



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Floor Areas

We calculate the Gross Internal Area is approximately:

Use	Sq m	Sq ft.
Reception/Offices	2,770	29,814
Storage / Ancillary	2,418	26,025
Industrial	21,594	232,440
Security gate	25	270
Total	26,807	288,549

Total site area approximately 9.4 acres (3.8 ha)

Planning

We understand the property has planning consent for its current industrial use.

The property may be suitable for redevelopment for a continued industrial/commercial use or an alternative use (i.e. residential).

Interested parties should rely on their own enquiries with City of Stoke on Trent Council.

Services

We understand all mains services are connected however none have been tested.

Interested parties should rely on their own enquiries.

EPC

Main Building - C (68)
Canteen Block - D (100)
Workshop - D (94)

Tenure

Freehold (Title numbers SF234778 & SF445542).

Asking Price

Offers invited in the order of £3,000,000 for the freehold interest.

VAT

All prices are quoted exclusive of VAT.

Costs

Each party to bear their own costs in respect of the transaction.

Marketing Pack

A copy of the full Marketing Pack is available upon request which includes a Phase 1 Environmental report.



For further information please contact:

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