

Preliminary details



FOR SALE / TO LET

Highgate 2, Brownhills Road, Tunstall,
Stoke-On-Trent, ST6 4JU



New Build Industrial / Warehouse
96,750 sq ft (8,988 sq m)

PROPERTY FEATURES

- New industrial / warehouse unit
- 12 m to haunch
- 5 dock and 3 level access doors
- 67.5m max yard depth
- A500 corridor – equidistant to M6 J15 & 16
- Ceramic Valley Enterprise Zone Status
- Due for completion May 2019

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LOCATION

The site is located on the Highgate development in Tunstall, Stoke-On-Trent.

The unit is immediately adjacent the new Tile Mountain distribution and showroom, accessed from Brownhills Road which links to the A500 dual carriageway.

Nearby occupiers include Tile Mountain, JCB (Blue Planet), Steelite and Johnson Tiles.

MOTORWAY JUNCTIONS

M6 J15 – 7.4 miles

M6 J16 – 7.3 miles

TOWNS & CITIES

Stoke-On-Trent – 4 miles

Crewe – 13 miles

Manchester – 42.6 miles

Birmingham – 48.7 miles

London – 163 miles

DESCRIPTION

The building will comprise a new industrial / warehouse unit including the following specification;

WAREHOUSE

12m to underside of haunch

5 dock & 3 level access loading doors

Lean to canopy

50KN m2 Floor loading

EXTERNAL

Secure yard with max depth of 67.5 m

85 car parking spaces

Security lighting

OFFICE

Two storey offices

Raised access floors

Passenger lift – 8 person

Male & Female W.C.

The unit is due to practically complete May 2019.

ACCOMODATION

Description	GIA	
	Area Sq Ft	Area Sq M
Main Warehouse	86,625	8,048
Ground floor office	3,375	314
First floor office	3,375	314
Second floor office (Shell)	3,375	314
Total	8,988	96,750
Canopy		

Site area: 4.55 acres (1.84 ha)

ENTERPRISE ZONE

Highgate 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.

The city of Stoke-On-Trent benefits from a strong labour pool including;

2,760,000 people living within a 45 minutes drive

6.5% Work in Transport and Storage

13.6% work in Manufacturing

TENURE

The property is available leasehold by way of a new lease on terms to be agreed.

Alternatively the building is available on a freehold basis.

PLANNING

B1, B2 and B8

BUSINESS RATES

To be assessed on completion of the build.



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