## 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)

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## **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

### 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.



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## **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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