



TUNSTALL TRADE PARK

BROWNHILLS ROAD • TUNSTALL • STOKE-ON-TRENT • ST6 4JU

BUSINESS RATES
SAVINGS AVAILABLE

NEW TRADE COUNTER/WAREHOUSE/ LIGHT INDUSTRIAL UNIT SCHEME

Units available from 371m² to 1,395m² (4,000ft² to 15,000ft²)



FOR SALE / TO LET

- Superbly located trade counter scheme
- Close to Topps Tiles, Aldi and Tile Mountain
- Situated within the Ceramic Valley Enterprise Zone
- Enterprise Zone status
- Extensive main road frontage

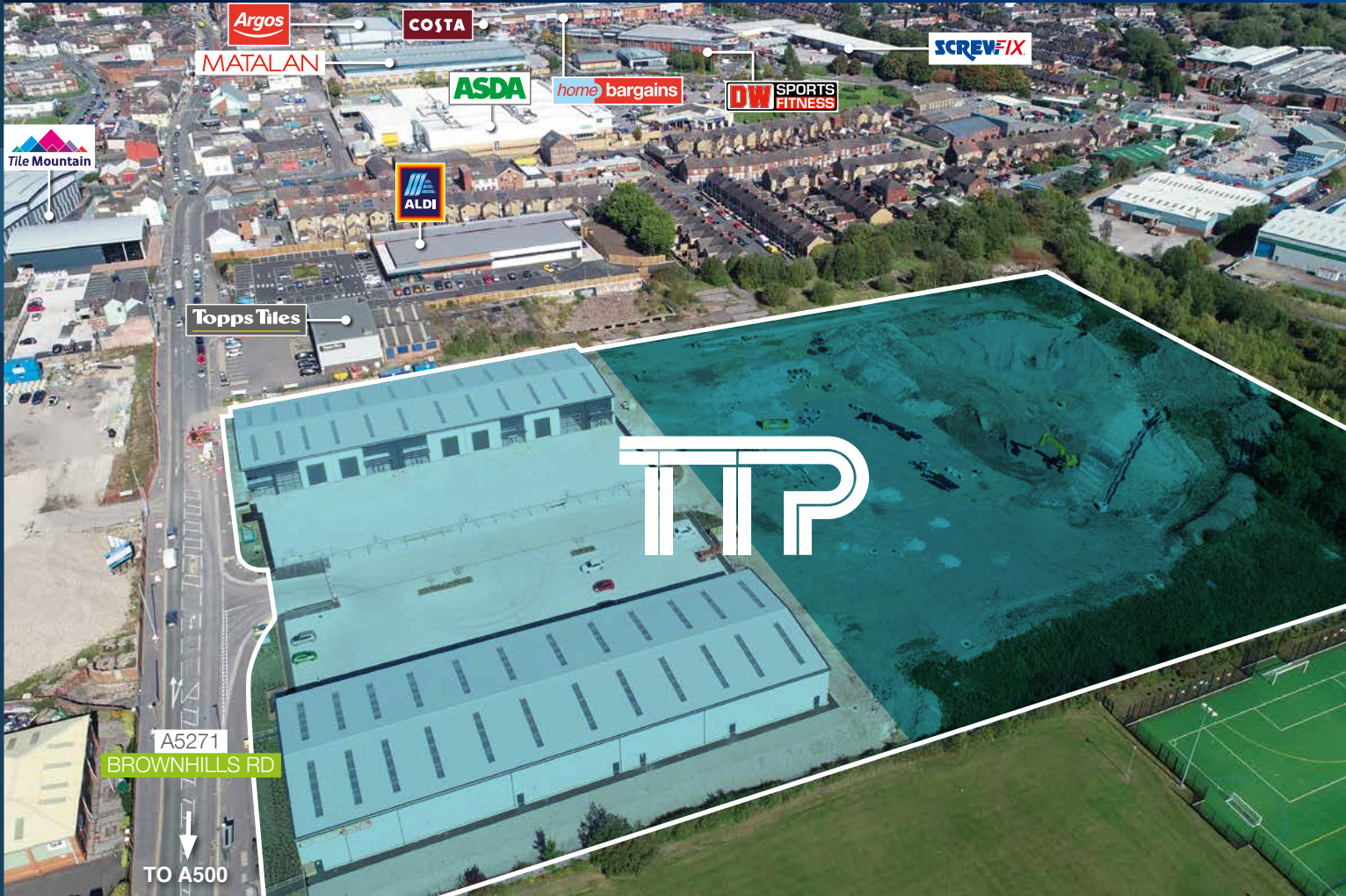
Clowes Developments (North West) Ltd
cwc-group.co.uk

Industrial & Distribution / Office / Retail / Mixed Use / Residential / Leisure



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LOCATION

Tunstall Trade Park is located on the edge of Tunstall, fronting the A5271 Brownhills Road. This provides quick access to the A500 which connects to Junctions 15 and 16 of the M6 Motorway.

THE OPPORTUNITY

Phases 1 and 2 have now been built and offer a range of 10 high quality trade counter/light industrial/warehouse units. Several units are now occupied. See availability table for remaining units, adjoining units can be combined.

Two units are proposed for Phase 3, Units 11 and 12 which will offer stand alone potential trade counter or warehouse/industrial space, again to be constructed to the highest specification.

SPECIFICATION

The specification includes:



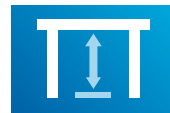
Full height roller shutter door



Concrete surfaced delivery yard



Allocated car parking



6 metre eaves



Clear span space



Trade counter/Industrial/Warehouse use

CERAMIC VALLEY ENTERPRISE ZONE

Tunstall Trade Park is located within the Ceramic Valley Enterprise Zone giving occupiers several benefits to include Business Rates savings of up to £275,000 over a five year period (subject to occupier eligibility).

UNITS AVAILABLE FROM 371m² TO 1,395m²

(4,000ft² to 15,000ft²)

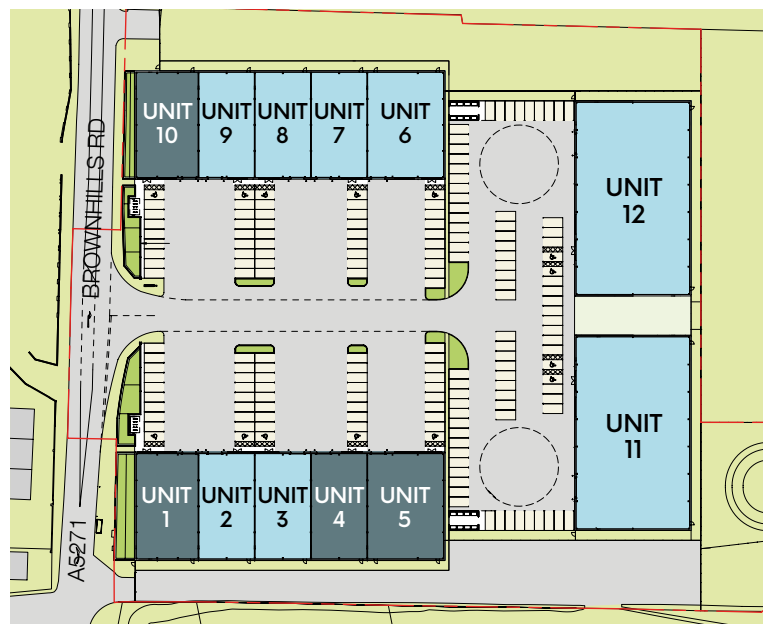


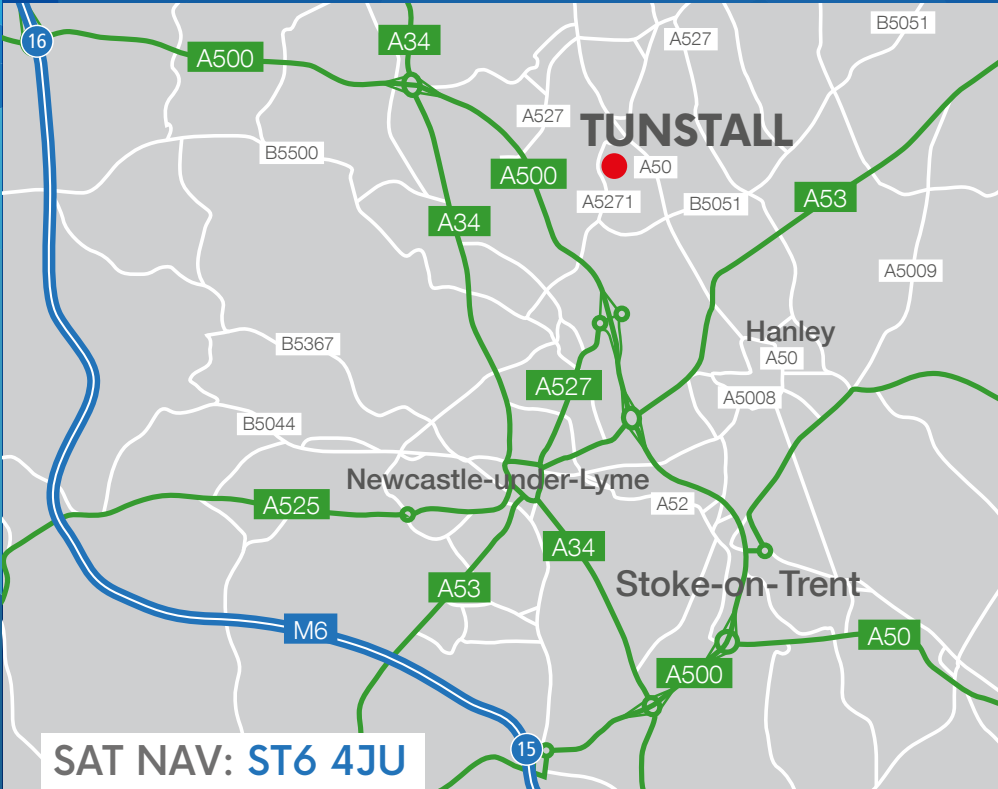
UNIT SIZES

A range of sizes will be offered:

Unit	m ²	ft ²
1	Let to Toolstation	
2	371	4,000
3	371	4,000
4	Sold to Purples	
5	Sold to Glass Installations Ltd	
6	510	5,500
7	371	4,000
8	371	4,000
9	371	4,000
10	Let to Home Joinery Ltd	
11	1,395	15,000
12	1,395	15,000

Units can be combined or alternative sizes offered.





TENURE

Units are available on new leases or can be sold on a freehold basis. Quoting terms available from the agents.

SERVICE CHARGE

Details available upon request.

VAT

We understand that VAT will be payable upon rent and service charge due.

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary, August 2018. carve-design.co.uk 13645.



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