

### UNIT 4 20,000 sqft (1,858 sqm)

# TO LET

New-build, self-contained industrial / warehouse unit

### Specification

- 🔽 8m eaves height
- Warehouse floor slab loading 50kn/m<sup>2</sup>
- Two 4m x 5m loading doors
- XXm x XXm dock level loading door
- 41.1m yard depth
- 30 dedicated car park spaces
- 100 kVA electricity supplies

## Tunstall Arrow

James Brindley Way Stoke-on-Trent, ST6 5GA



### James Brindley Way, Stoke-on-Trent, ST6 5GA

- Tunstall Arrow is located within Stoke-on-Trent, north of the town of Tunstall
- 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 to the M1 motorway
- Surrounding occupiers include Churchill China plc, JCB and Smiths News
- 8m eaves height
- Modern portal-framed buildings with electronically operated loading doors
- Warehouse floor slab loading 50kn/m<sup>2</sup>
- Two 4m x 5m loading doors
- XXm x XXm dock level loading door
- 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. <mark>See benefits below.</mark>
Legal	Each party is responsible for their own legal costs.

- High-quality landscaped environment
- Secure loading yards and car parking
- ▼ 41.1m yard depth
- 30 dedicated car park spaces
- 100 kVA electricity supplies
- Three-phase power supply
- Gas connected
- Access to super-fast broadband

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.

CERAMIC VALLEY ENTERPRISE ZONE STOKE-ON-TRENT & STAFFORDSHIRE

#### For further information or to arrange a viewing contact:



### Visit www.tunstall-arrow.co.uk for more information

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