



Warehouse

33,000 sqft (3,065.7 sqm)

Offices

2,000 sqft (185.8 sqm)

Quoting rent

£227,500 per annum

# UNIT 2

35,000 sqft (3,251.5 sqm)

# TO LET

New-build, self-contained industrial / warehouse unit

## Specification

- 10m eaves height
- Warehouse floor slab loading 50kn/m<sup>2</sup>
- Two 4m x 5m loading doors
- Two 4m x 5m dock level loading doors
- 37.5m yard depth
- 51 dedicated car park spaces
- 145 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

- 10m 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
- Two 4m x 5m dock level loading doors
- High-quality, fully-fitted ground and first floor offices and amenity area
- Male, female and mobility-impaired WCs

<b>Terms</b>	Available on a leasehold basis for a term of years to be agreed.
<b>VAT</b>	Chargeable where applicable at the prevailing rate.
<b>Rates</b>	Tenants will be responsible for payment of rates and an annual service charge. <a href="#">See benefits below.</a>
<b>Legal</b>	Each party is responsible for their own legal costs.

- High-quality landscaped environment
- Secure loading yards and car parking
- 37.5m yard depth
- 51 dedicated car park spaces
- 145 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.



For further information or to arrange a viewing contact:



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Visit [www.tunstall-arrow.co.uk](http://www.tunstall-arrow.co.uk) for more information