

RORY MACK

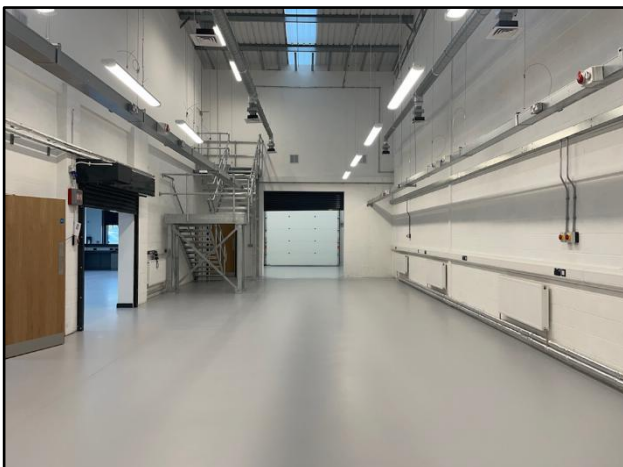
ASSOCIATES



**UNIT 3 TUNSTALL TRADE PARK,
BROWNHILLS ROAD, TUNSTALL,
STOKE ON TRENT, ST6 4SE**

**TO LET
£39,950 PAX**

- Modern and very high specification unit
- NIA: 3,948 sq ft plus 558 sq ft mezzanine
- Steel portal framed unit with electric roller shutter access
- Popular 'Trade Counter' estate with excellent road connections
- EPC – Band E (103)



UNIT 3 TUNSTALL TRADE PARK

TUNSTALL, STOKE ON TRENT

STAFFORDSHIRE, ST6 4SE

GENERAL DESCRIPTION

A modern mid terraced trade counter/industrial unit of steel portal frame construction with pitched roof covering and finished to a very high standard. The property is offered in pristine condition and with a multitude of added extras that would not come as standard with a shell unit. The unit comprises an attractive reception area, office/showroom area and two offices at the rear. On the roller shutter side is separate loading/service area, main workshop, mezzanine, kitchen and bathroom. The building comes to the market with very high specification and could be used by a range of different trade counter, manufacturing or storage businesses.

The building has the benefit of the following features.

- CAT 6 Data Cabling
- CCTV with 9 cameras
- Monitored Alarm System
- Air circulation system
- Electronic Door Intercom with Internal & External Cameras
- Protec Fire Alarm System
- Additional Internal Roller Shutter Doors connected to the Fire Alarm System
- Front entrance Electric Roller Shutter Door
- Eaves height 6.17 meters
- Warehouse incorporating skylights
- Generous allocated car parking & loading bay

LOCATION

Tunstall Trade Park is located on Brownhills Road within 1 mile of the Porthill roundabout junction of the A500. The building is also easily accessible from the M6, being 7 miles from junction 16 and 6.5 miles from junction 15. Other occupiers on the trade park include Toolstation and Motor Parts Direct.

SERVICES

We understand that mains water, drainage, gas and electricity is available. The property is heated by a zoned wet heating system. No services have been tested by the agents.

VAT

The rent is subject to VAT.

BUSINESS RATES

Rateable Value:	£32,500
Rates Payable:	£14,040 pa (26/27)

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ACCOMMODATION

Ground floor

Warehouse:	1,541 sq ft
Front loading/service area:	541 sq ft
Showroom & reception:	1,443 sq ft
Office:	135 sq ft
Office:	135 sq ft
Kitchen:	153 sq ft
WC (gents & ladies)	--
Total NIA:	3,948 sq ft
Mezzanine:	558 sq ft

SERVICE CHARGE

Payable at c£1,700 pa, subject to change yearly.

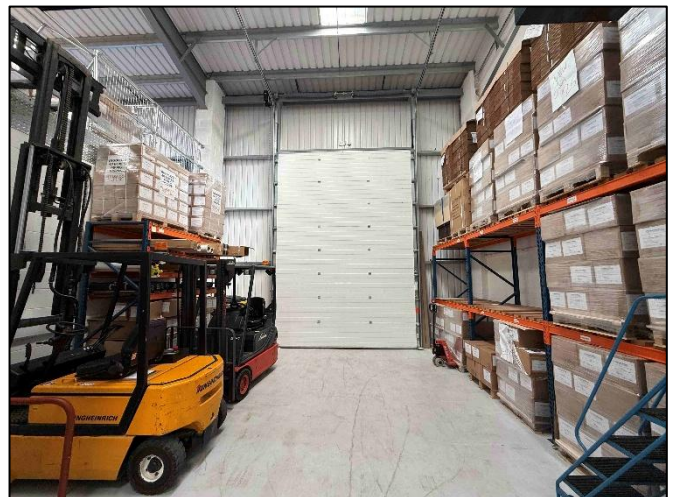
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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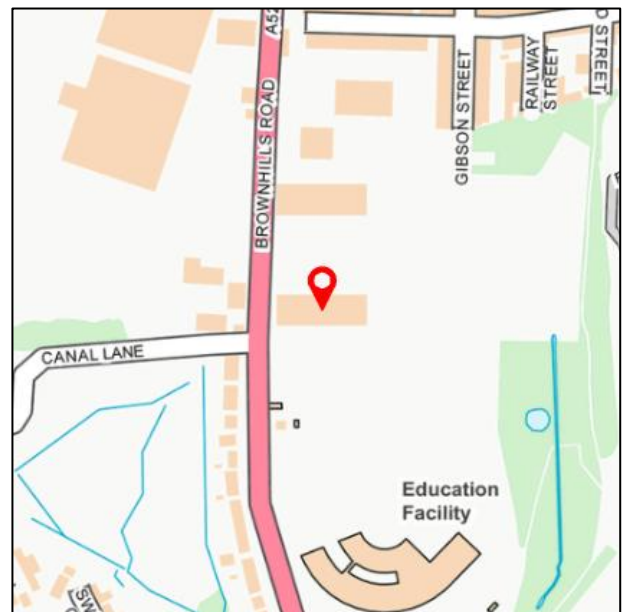
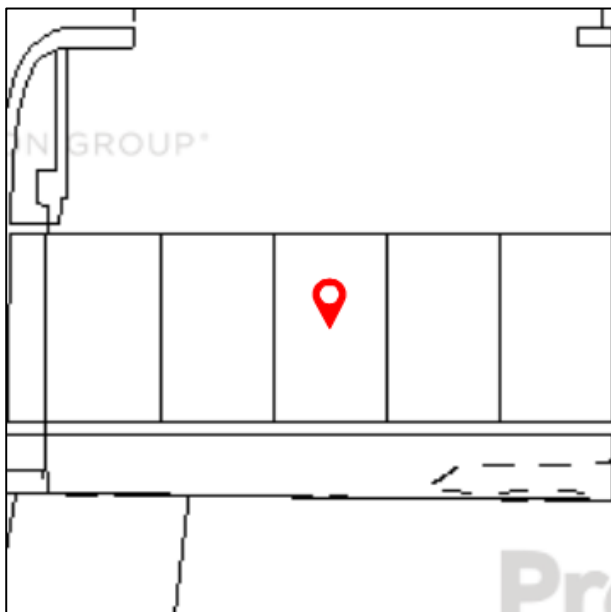
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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements