



[Home](#) [Introduction](#) [Site Plan](#) [Unit 1](#) [Unit 2](#) [Unit 3](#) [Unit 4](#) [Unit 5](#) [Aerial](#) [Location](#) [Enquire](#)



TO LET

New-build, self-contained industrial / warehouse
units from 13,400 to 31,000 sqft

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



**Tunstall
Arrow
North**

Tunstall Arrow is a prime employment development site which benefits from having excellent accessibility and roadside profile.

Network Space is building the scheme to a very high specification and including several ESG initiatives, which have the dual impact of limiting the impact of the development on the environment and enabling occupiers to comply with their own ESG requirements.

Tunstall Arrow phase 1 is now fully let with occupiers including Q-railing, DHL Express, Boels Rental, Pramac Generac and SG Fleet Solutions.

- 8m to 10m eaves height (depending on unit)
- High-quality landscaped environment
- Modern portal-framed buildings with electronically operated loading doors
- High-quality, fully-fitted ground and first floor offices and amenity area
- Secure loading yards and car parking
- Dock level doors (Units 1 & 2)
- Male, female and mobility-impaired WCs
- Dedicated parking
- Electric vehicle charging points
- 3-phase power supplies
- Gas connected
- Access to super-fast broadband
- VRF comfort cooling
- 100% non-combustible cladding

Network Space is a developer, investor and manager of commercial property active across the North and Midlands of England. Established in 1981, it is a family owned and managed business based in Newton-le-Willows. In recent years, the group has developed over 2.8 million sq ft of commercial floor space, selling various completed development whilst retaining others in their investment portfolio and managing estates in house.

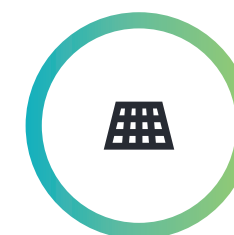
Industrial Property has always been the core focus of the business having been originally founded to purchase a former factory and convert it into an industrial estate. Over 35 years later, the group owns and manages an industrial warehouse portfolio of over 3 million sq ft spread over 60 locations.



Tunstall Arrow
ESG Credentials



Target EPC
Rating "A"



Roof structures enhanced to
accommodate solar PV



Roof & wall cladding 100%
non-combustible materials



Natural light provided by
translucent roof lights



EV charging points included
at each unit



Air source VRF heating & cooling
for offices and ancillary areas



LED lighting for offices



Unit	Ground Floor		First Floor		Total GIA	
1	29,044 sqft	(2,698 sqm)	2,010 sqft	(187 sqm)	31,054 sqft	(2,885 sqm)
2	23,993 sqft	(2,229 sqm)	2,227 sqft	(207 sqm)	26,220 sqft	(2,436 sqm)
3	17,646 sqft	(1,639 sqm)	1,627 sqft	(151 sqm)	19,273 sqft	(1,790 sqm)
4	12,067 sqft	(1,121 sqm)	1,352 sqft	(125 sqm)	13,419 sqft	(1,246 sqm)
5	19,207 sqft	(1,784 sqm)	1,591 sqft	(148 sqm)	20,798 sqft	(1,932 sqm)

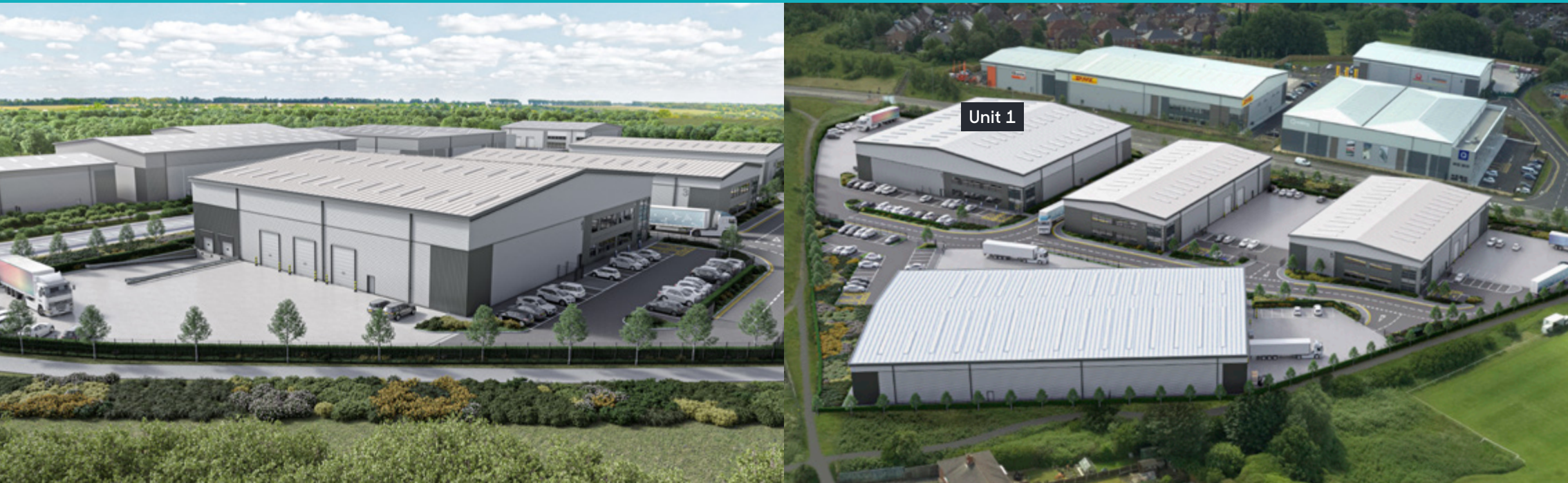

[Unit 1](#)
[More info](#)

[Unit 2](#)
[More info](#)

[Unit 3](#)
[More info](#)

[Unit 4](#)
[More info](#)

[Unit 5](#)
[More info](#)



UNIT 1

31,054 sqft (2,885 sqm)

Ground Floor

29,044 sqft (2,698 sqm)

First Floor Offices

2,010 sqft (187 sqm)

ENQUIRE NOW

- ✔ 10m eaves height

✔ Modern portal-framed building with electronically operated loading doors

✔ Warehouse floor slab loading 50kn/m²

✔ Three 4m x 5m loading doors

✔ Two dock levellers

✔ High-quality, fully-fitted ground and first floor offices and amenity area

✔ Male, female and mobility-impaired WCs

✔ High-quality landscaped environment

✔ Secure gated service yard and car parking area

✔ 37.5m yard depth

✔ 47 dedicated car park spaces

✔ 6 electric vehicle charging points

✔ 260 kVA 3-phase electricity supply

✔ Gas connected

✔ Access to super-fast broadband

✔ VRF comfort cooling

✔ 100% non-combustible cladding
- 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.

Legal

Each party is responsible for their own legal costs.



UNIT 2

26,220 sqft (2,436 sqm)

Ground Floor	First Floor Offices
23,993 sqft (2,229 sqm)	2,227 sqft (207 sqm)

ENQUIRE NOW

- Opportunity to combine with adjacent unit to create 39,000 sqft
 - 8m eaves height
 - Modern portal-framed building with electronically operated loading doors
 - Warehouse floor slab loading 50kn/m²
 - Two 4m x 5m loading doors
 - One dock leveller
 - High-quality, fully-fitted ground and first floor offices and amenity area
 - Male, female and mobility-impaired WCs
- High-quality landscaped environment
 - Secure gated service yard and car parking area
 - 36m yard depth
 - 37 dedicated car park spaces
 - 4 electric vehicle charging points
 - 220 kVA 3-phase electricity supply
 - Gas connected
 - Access to super-fast broadband
 - VRF comfort cooling
 - 100% non-combustible cladding

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.
Legal	Each party is responsible for their own legal costs.



UNIT 3

19,273 sqft (1,790 sqm)

Ground Floor	First Floor Offices
17,646 sqft (1,639 sqm)	1,627 sqft (151 sqm)

ENQUIRE NOW

- 8m eaves height
- Modern portal-framed building with electronically operated loading doors
- Warehouse floor slab loading 50kn/m²
- Two 4m x 5m loading doors
- High-quality, fully-fitted ground and first floor offices and amenity area
- Male, female and mobility-impaired WCs
- High-quality landscaped environment
- Secure gated service yard and car parking area

- 30.1m yard depth
- 22 dedicated car park spaces
- 4 electric vehicle charging points
- 150 kVA 3-phase electricity supply
- Gas connected
- Access to super-fast broadband
- VRF comfort cooling
- 100% non-combustible cladding

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.
Legal	Each party is responsible for their own legal costs.



UNIT 4

13,419 sqft (1,246 sqm)

Ground Floor

12,067 sqft (1,121 sqm)

First Floor Offices

1,352 sqft (125 sqm)

ENQUIRE NOW

- Opportunity to combine with adjacent unit to create 39,000 sqft

➤ 8m eaves height

➤ Modern portal-framed building with electronically operated loading doors

➤ Warehouse floor slab loading 50kn/m²

➤ Two 4m x 5m loading doors

➤ High-quality, fully-fitted ground and first floor offices and amenity area

➤ Male, female and mobility-impaired WCs

➤ High-quality landscaped environment

➤ Secure gated service yard and car parking area

➤ 34.8m yard depth

➤ 15 dedicated car park spaces

➤ 4 electric vehicle charging points

➤ 120 kVA 3-phase electricity supply

➤ Gas connected

➤ Access to super-fast broadband

➤ VRF comfort cooling

➤ 100% non-combustible cladding

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.

Legal

Each party is responsible for their own legal costs.



UNIT 5

20,798 sqft (1,932 sqm)

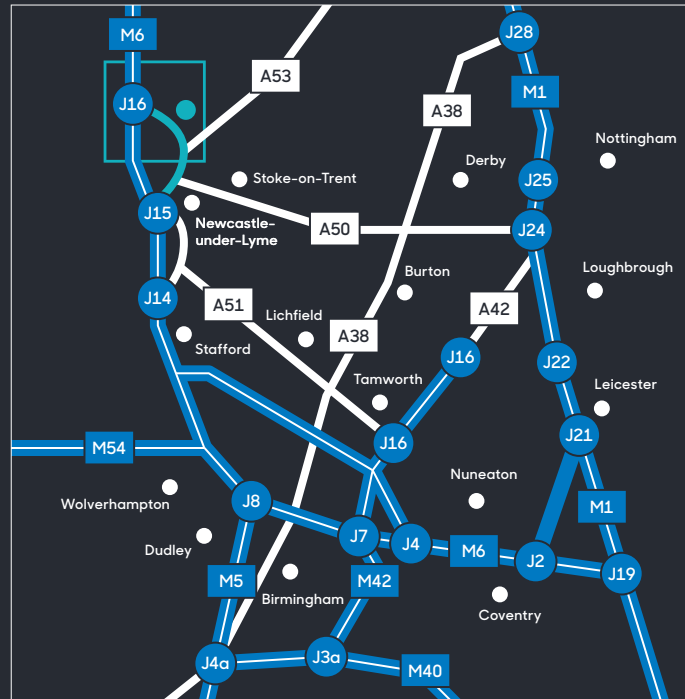
Ground Floor	First Floor Offices
19,207 sqft (1,784 sqm)	1,591 sqft (148 sqm)

ENQUIRE NOW

- 8m eaves height
 - Modern portal-framed building with electronically operated loading doors
 - Warehouse floor slab loading 50kn/m²
 - Two 4m x 5m loading doors
 - Opportunity for dock leveller to be installed in the future
 - High-quality, fully-fitted ground and first floor offices and amenity area
 - Male, female and mobility-impaired WCs
- High-quality landscaped environment
 - Secure gated service yard and car parking area
 - 43.2m yard depth
 - 30 dedicated car park spaces
 - 4 electric vehicle charging points
 - 160 kVA 3-phase electricity supply
 - Gas connected
 - Access to super-fast broadband
 - VRF comfort cooling
 - 100% non-combustible cladding

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.
Legal	Each party is responsible for their own legal costs.





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

- Tunstall Arrow is located within Stoke-on-Trent, north of Tunstall town centre
- 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 with the A38 and M1 motorway

- Nearby occupiers inc. Churchill China PLC and JCB
- Phase 1 occupiers inc. Q-railing, DHL Express, Boels Rental, Pramac Generac and SG Fleet Solutions



Contact the agent for further information or to arrange a viewing



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A development by

network
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Tunstall Arrow is located within the Ceramic Valley Enterprise Zone and interested parties may wish to contact the Make It Stoke-on-Trent & Staffordshire Investment Service who offer a free and confidential service for new investors looking to relocate a business or expand their operations in the area. www.makeitstokestaffs.co.uk

- One of UK's largest labour pools
- The workforce within a 45 minute drive time equates to those of Manchester and Birmingham
- 1 million people in the county and 3 million within an hour's drive
- Strong manufacturing workforce with a very high concentration of engineering skills
- Within 1 hour's drive time of 32 universities
- Potential salary savings of 14% against the national average

Visit www.tunstallarrow.com

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