

UNITS D 1-7

# 200 Scotia Rd

TUNSTALL, STOKE ON TRENT, ST6 4JD

5,430 - 15,060 sq ft (497 - 1,352 sq m)

TO LET

REFURBISHED WAREHOUSE / INDUSTRIAL UNITS

ENTER





Tile Mountain

ALDI

ASDA

MATALAN

Argos

home bargains

Iceland

Boots

Topps Tiles

Royal Mail

Hymor Timber

tunstall

Travis Perkins

SCREWFIX

halfords

Unit D 1-7

Unit A

Unit B

Unit C

énergie Fitness  
ASDA



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200 Scotia Rd



## LOCATION

The property is located within the town of Tunstall, one of the six towns that make up the city of Stoke on Trent. Scotia Road is a main arterial route linking Burslem and Hanley to the South and Tunstall to the North. 200 Scotia Road is prominently positioned with a high volume of vehicular movements throughout the day.

Nearby commercial occupiers include Asda, Travis Perkins, ScrewFix and Halfords Autocentre.

The A500 dual carriageway is located approximately 1.5 miles from the property with Junction 16 of the M6 motorway is 6.4 miles to the North of the property and Junction 15 being 7.7 miles to the South.

## Driving Times



MANCHESTER  
CITY CENTRE  
60 mins



BIRMINGHAM  
CITY CENTRE  
60 mins

	Distance (miles)	Time (minutes)
A500	1.5	4
A53	1.5	4
Stoke-on-Trent	4.1	10
M6 Jn 16	6.4	12
M6 Jn 15	7.7	16
M54	35.6	40



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UNITS D 1-7



UNIT D2



UNIT D1



UNIT D2

## DESCRIPTION

Units D1-7 comprise of a terrace of trade counter units with on-site parking.

Units D2 - D6 benefit from first floor office accommodation above an undercroft. The office accommodation benefits from a suspended ceiling and LED lighting with electric heating. Loading is available via the shared rear yard with front and rear loading available.

Each unit is available individually and benefits from the following specification:



NEW LOADING DOORS



WCS & KITCHENETTE



FRONT & REAR LOADING



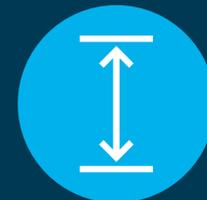
ON-SITE PARKING



NEW WINDOWS AND DOORS



NEW CLADDING TO ELEVATIONS



EAVES HEIGHT 4.3m



3-PHASE POWER SUPPLY 138 TO 276 KVA



FIRST FLOOR OFFICE ACCOMMODATION

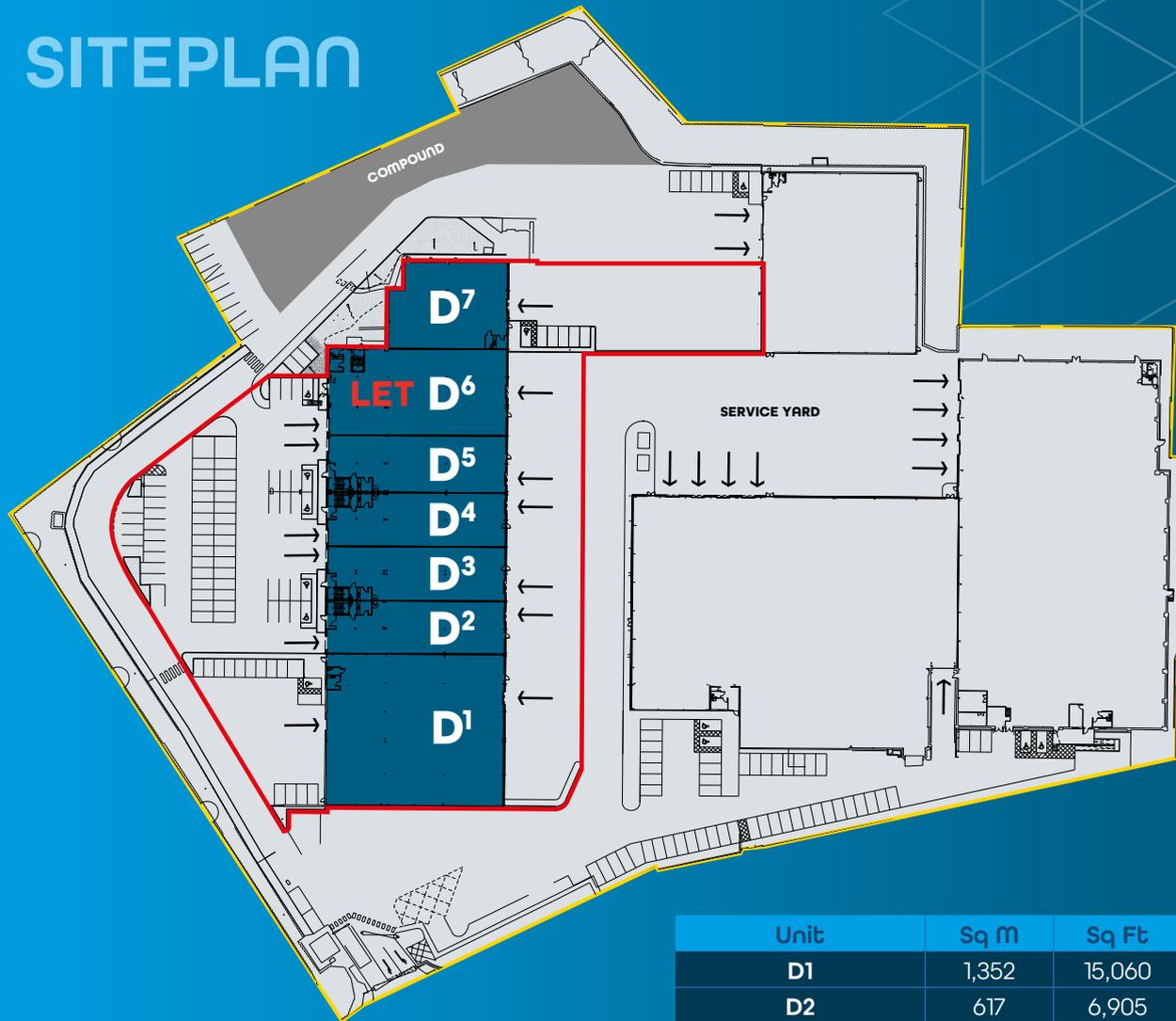
Additional external storage is available via a level and concrete surfaced compound to the rear of the site. The compound is available by way of separate negotiation and measures approximately 0.38 acres (0.15 hectares). Further information is available upon request from the agents.



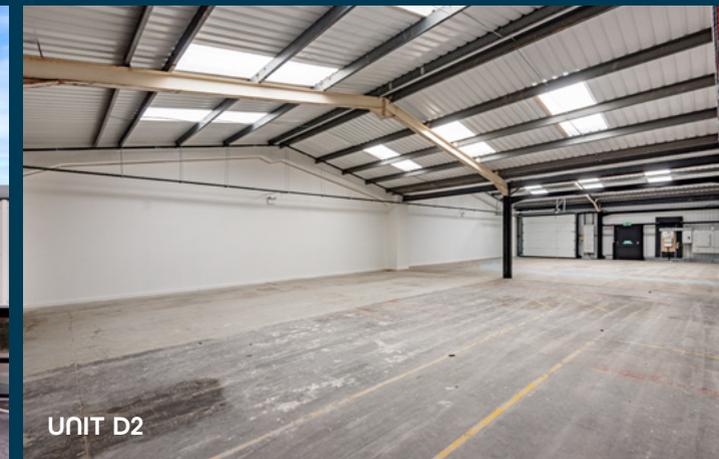
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# SITEPLAN



Unit	Sq M	Sq Ft
D1	1,352	15,060
D2	617	6,905
D3	656	7,090
D4	650	7,410
D5	662	7,510
<b>D6</b>	<b>LET</b>	
D7	497	5,430
COMPOUND	1,544	16,620



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# FURTHER INFORMATION

## TENURE

Available on new Full repairing and insuring leases. Lease terms to be agreed.

## EPC

EPC 'B'.

## SERVICE CHARGE

Will be levied, details available upon request.

## BUSINESS RATES

The units are to be reassessed individually. Interested parties are advised to make further enquiries to the local authority (Stoke on Trent City Council).

## VAT

VAT will be payable.

## PLANNING

Interested parties are advised to make enquires of the local planning authority (Stoke on Trent City Council).

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