

**UNIT A - 41,920 sq ft**  
(3,894 sq m)

**UNIT B - 42,030 sq ft**  
(3,905 sq m)

**UNITS A & B**

# 200 Scotia Rd

TUNSTALL, STOKE ON TRENT, ST6 4JD



# TO LET

**REFURBISHED WAREHOUSE / INDUSTRIAL UNITS**

**ENTER**







Tile Mountain

ALDI

ASDA

MATALAN

Argos

home bargains

Iceland

Boots

Topps Tiles

Royal Mail

Hymor Timber

tunstall  
GARDEN BUILDINGS

Travis Perkins

SCREWFIX

halfords

Unit A

Unit B

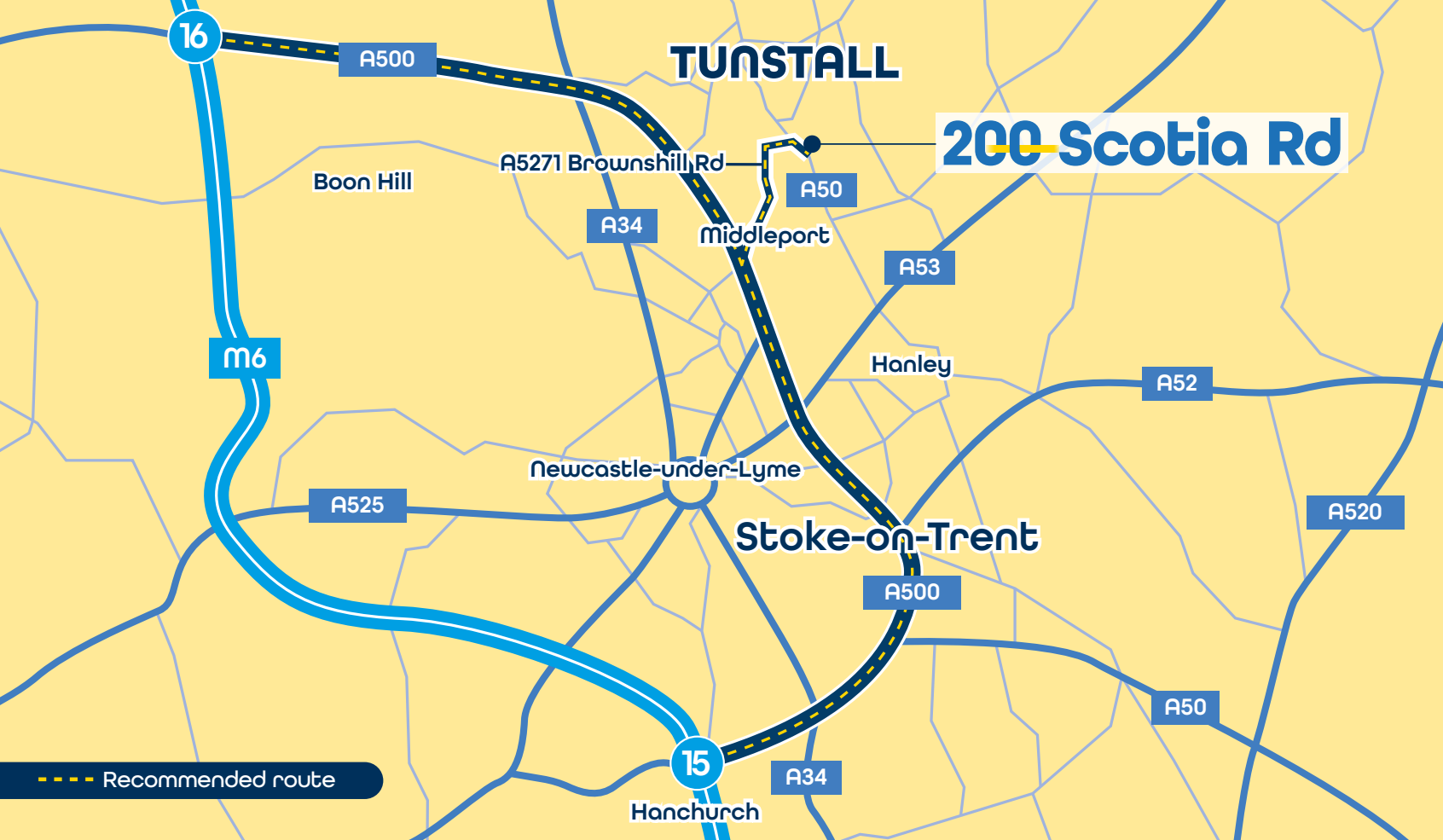
énergie  
Fitness  
ASDA



AERIAL // LOCATION // DESCRIPTION // SITEPLAN // FURTHER INFORMATION

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

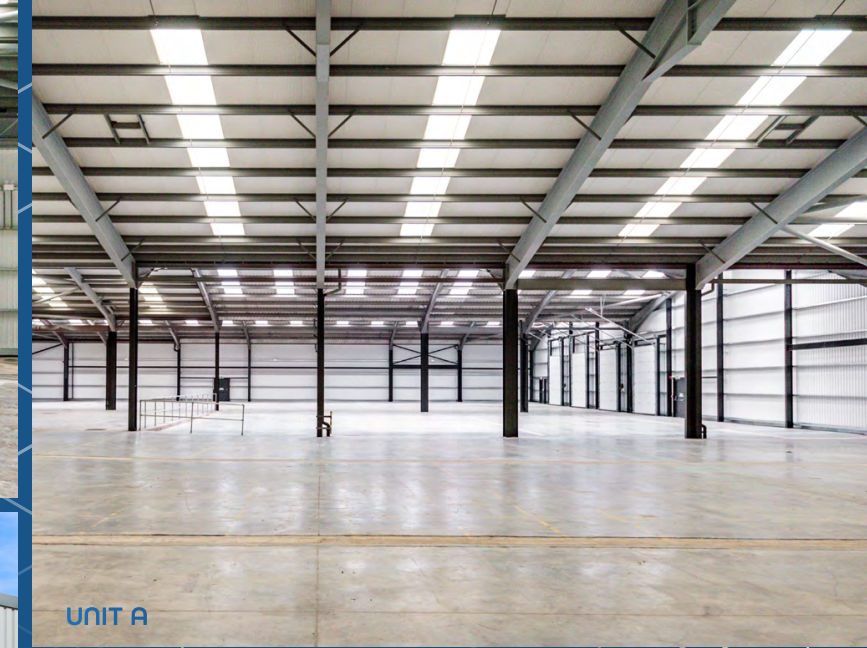




UNIT B



UNIT B



UNIT A



UNIT A

## DESCRIPTION

The business park offers a range of high quality, refurbished, industrial/warehouse units of portal frame construction. Units A & B comprise of two adjoining units with a shared rear loading area, four level loading doors per unit and unit A has an additional level loading door to the front.

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

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.



NEW LOADING DOORS



WCS & KITCHENETTE



LOADING SLAB CAPACITY 50KN/m<sup>2</sup>



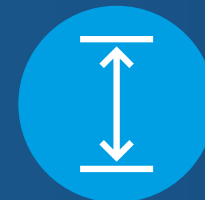
ON-SITE PARKING



NEW WINDOWS AND DOORS



NEW CLADDING TO ELEVATIONS



EAVES HEIGHT 5.3M TO 7M



3-PHASE POWER SUPPLY 414 KVA



LARGE EXTERNAL YARD

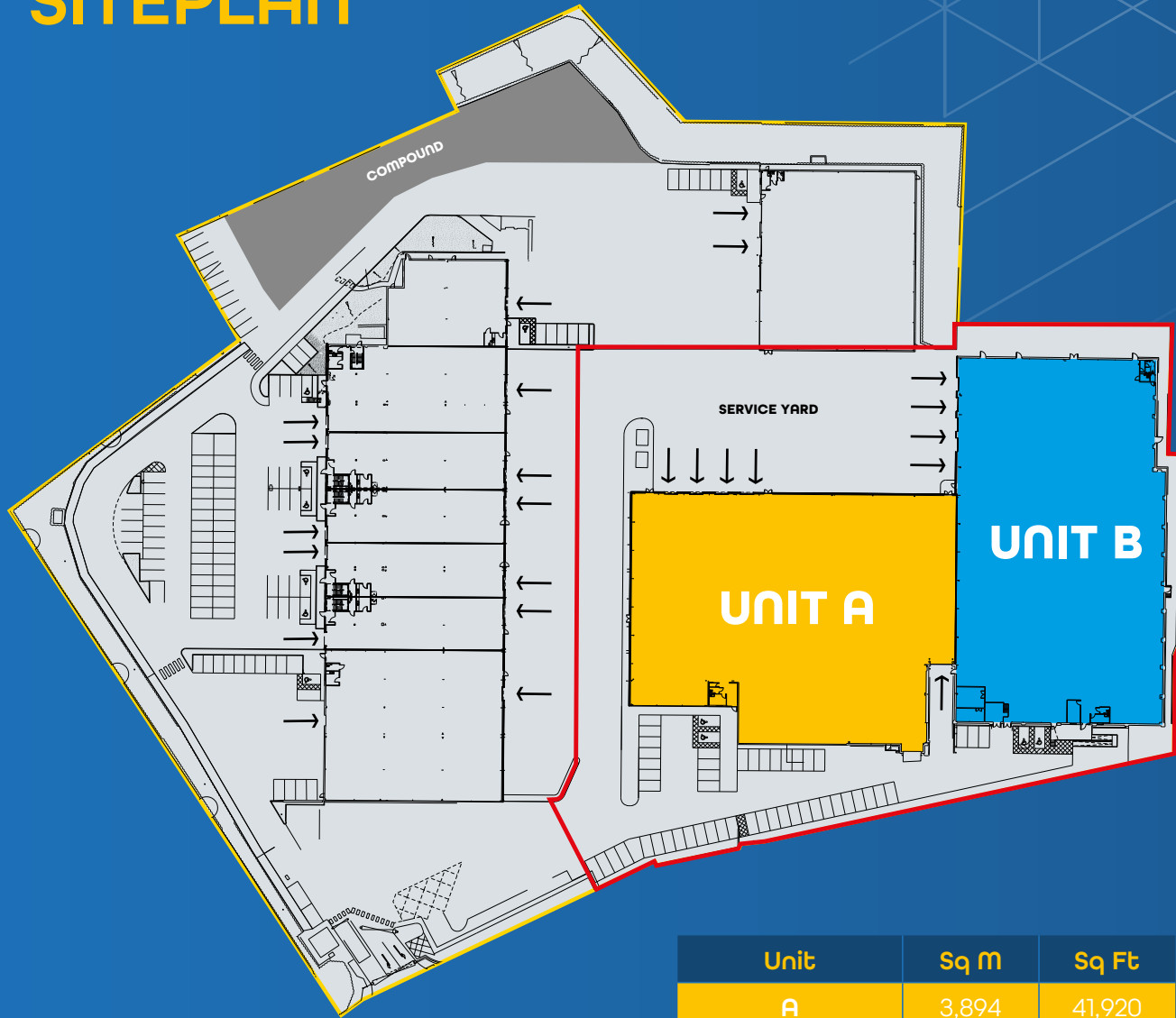


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# SITEPLAN



Unit	Sq M	Sq Ft
A	3,894	41,920
B	3,905	42,030
COMPOUND	1,544	16,620



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# 200 Scotia Rd

UNITS A & B

TUNSTALL, STOKE ON TRENT, ST6 4JD

## 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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