

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – DUE TO BE REFURBISHED

QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE HAYES ROAD,

STOKE ON TRENT, ST6 4DS



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LOCATION

Queensway Industrial Estate is located in Longport and accessed from Longbridge Hayes Road and sits alongside the A500 dual carriageway.

Queensway Industrial Estate has direct access onto the main A500 dual carriageway (D Road) which provides links to the remaining towns of Stoke on Trent and Newcastle under Lyme. The A500 also provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).

DESCRIPTION - VIRTUAL TOURS (COMING SOON)

The premises comprise of a variety of accommodation available on the estate which is due to be refurbished.

Units 14A to K offer a mixture of industrial units with office accommodation which can be combined into a range of floor areas. The units have an eaves height of 5.1m, multiple electric roller shutter doors, WCs and kitchen areas. Unit K offers two storey, open plan office accommodation benefitting from LED lighting, suspended ceilings and air conditioning.

Units 6-8 offer warehouse premises over 3 bays with roller shutter loading access, a working height of 6.5m to the underside of the truss roof, WCs and kitchen areas.

There is a variety of loading areas and car parking onsite with private configurations available.

ACCOMMODATION

	Sq Ft	Sq M	EPC
Unit 14A	4,496	417.7	D (89)
Unit 14B-K	27,420	2,547	C (73)
Units 6-8	14,473	1,345	E (112)

Units 14B-K are available as a whole or in a variety of configurations. Please contact the agents for further information.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Upon application.

RATING ASSESSMENT

Unit 14A has a rateable value of £20,250 (2023 listing).

Units 14B-K and 6-8 are currently assessed as a whole and will require reassessment if separated.

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).



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SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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Indicative CGI



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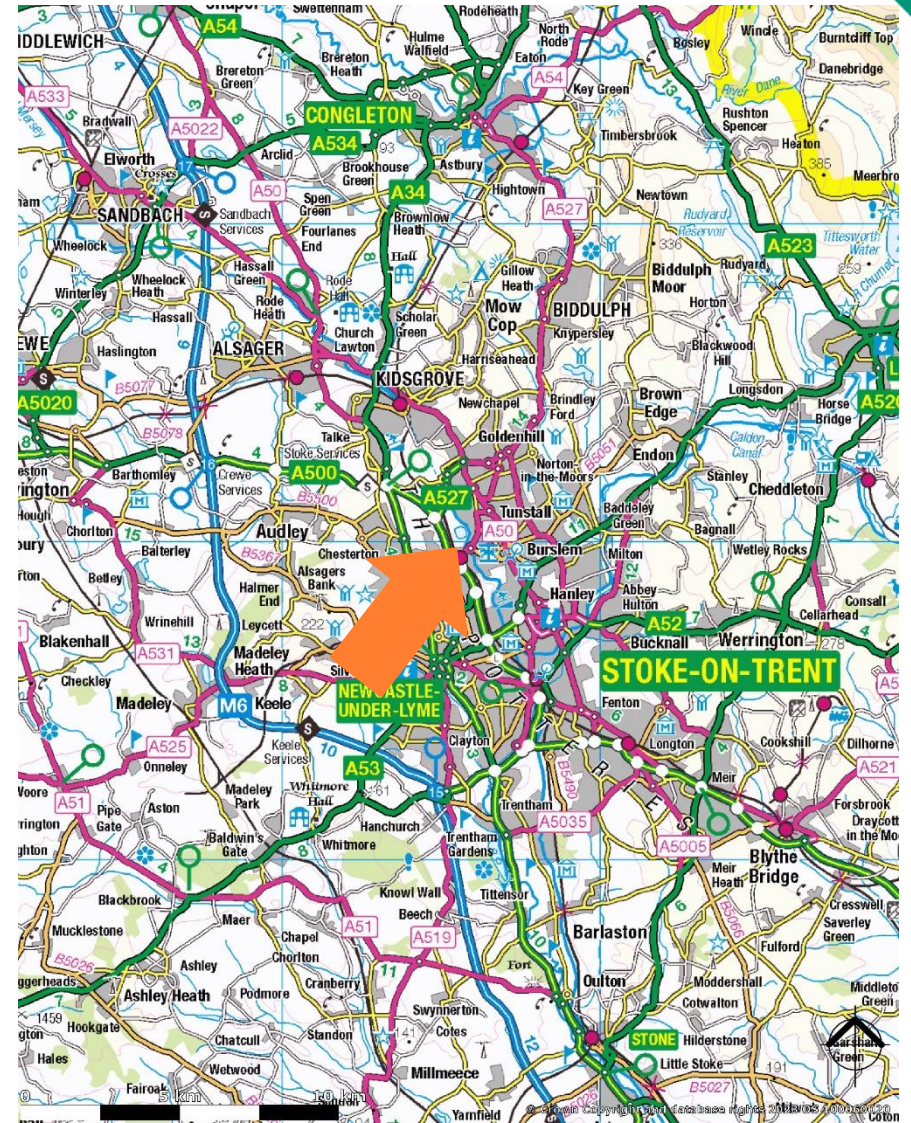
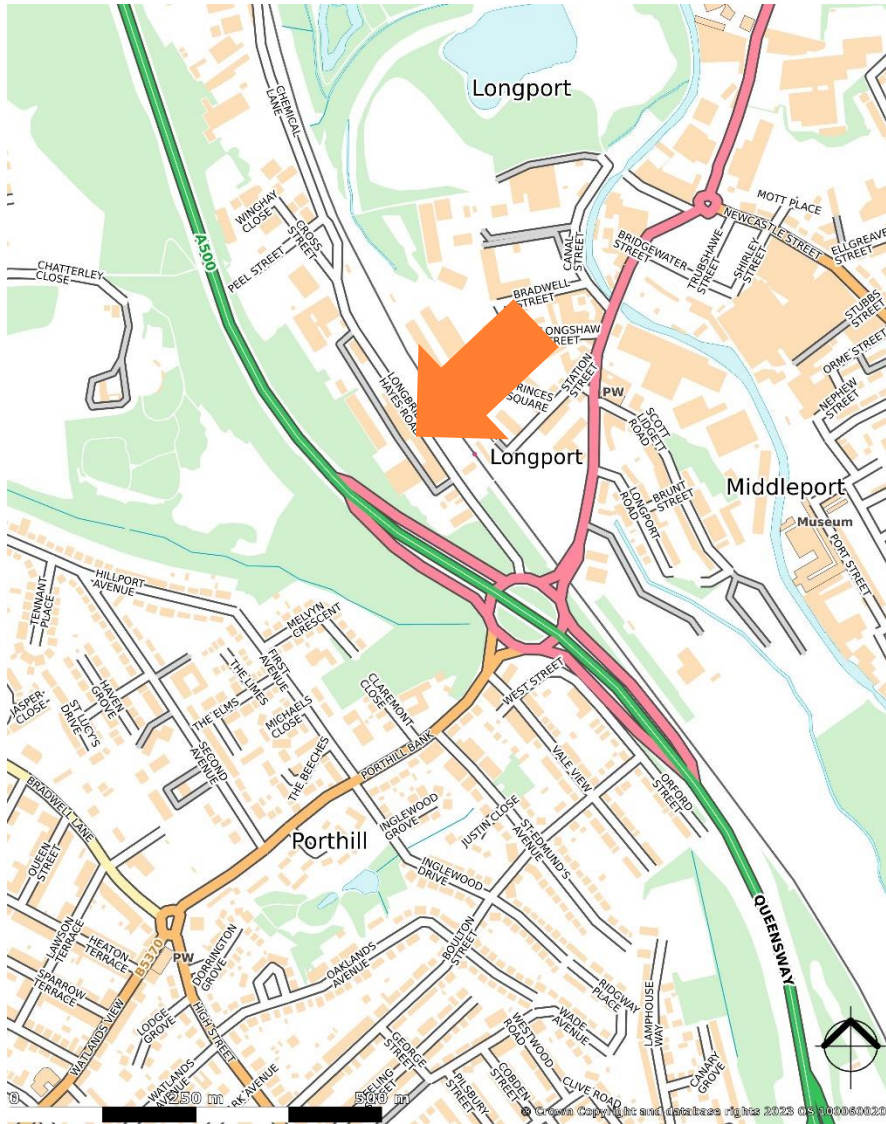
Indicative CGI



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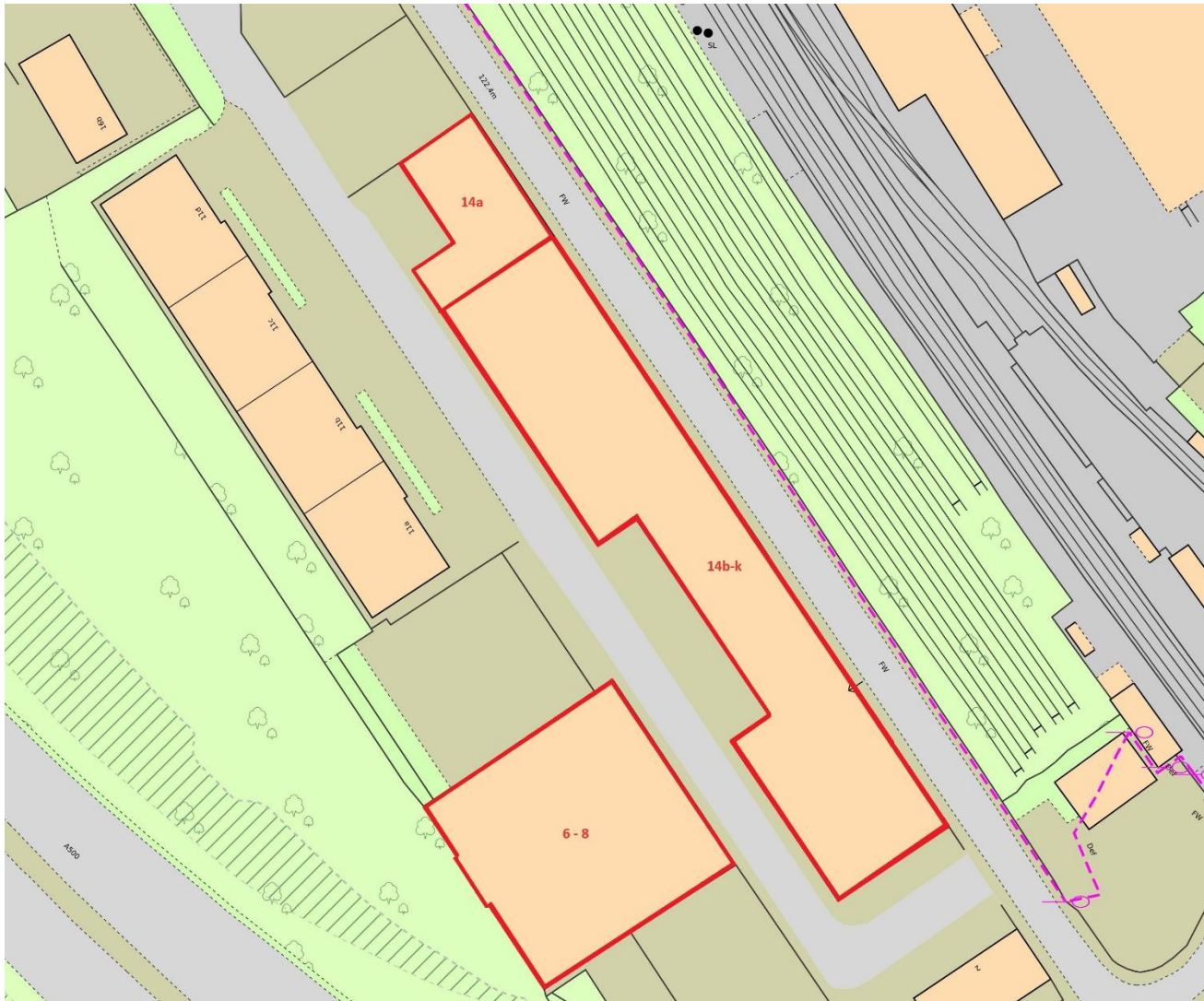
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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