

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – DUE TO BE REFURBISHED

QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE HAYES ROAD,
STOKE ON TRENT, ST6 4DS



Indicative CGI

Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL / WAREHOUSE DUE TO BE REFURBISHED

QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE
HAYES ROAD, STOKE ON TRENT, ST6 4DS

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

The premises comprise of a variety of accommodation available on the estate which is undergoing extensive refurbishment including new roof.

Units 14A – F and 6-8 offer;

- Industrial/ warehouse space
- WCs
- Eaves Height 5.1m to 6.5m
- Electric Roller Shutter Doors
- LED Lighting
- Onsite parking

Unit 14G-K offers;

- Industrial / warehouse space
- 5.1m eaves height
- WCs and Kitchen facilities
- Ground floor storage (3,750 sq.ft.)
- First Floor office accommodation (3,750 sq.ft.)
- LED Lighting
- Air Conditioning
- Onsite Parking

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

ACCOMMODATION

	Sq Ft	Sq M	Rent (per annum)
Unit 14A	4,496	418	£36,000
Unit 14B	3,520	327	£26,500
Unit 14C	3,520	327	£26,500
Unit 14D	3,584	333	£27,000
Unit 14E	2,153	200	£18,000
Unit 14F	3,283	305	£25,500
Unit 14G-K	10,656	990	£60,000
Unit 6	6,831	635	£44,500
Unit 7	3,793	352	£28,500
Unit 8	3,849	358	£29,000

TENURE

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

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 in the proposed configuration.

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

ENERGY PERFORMANCE CERTIFICATES

New EPC's will be supplied following completion of the refurbishment at an A rating.

INDUSTRIAL / WAREHOUSE DUE TO BE REFURBISHED

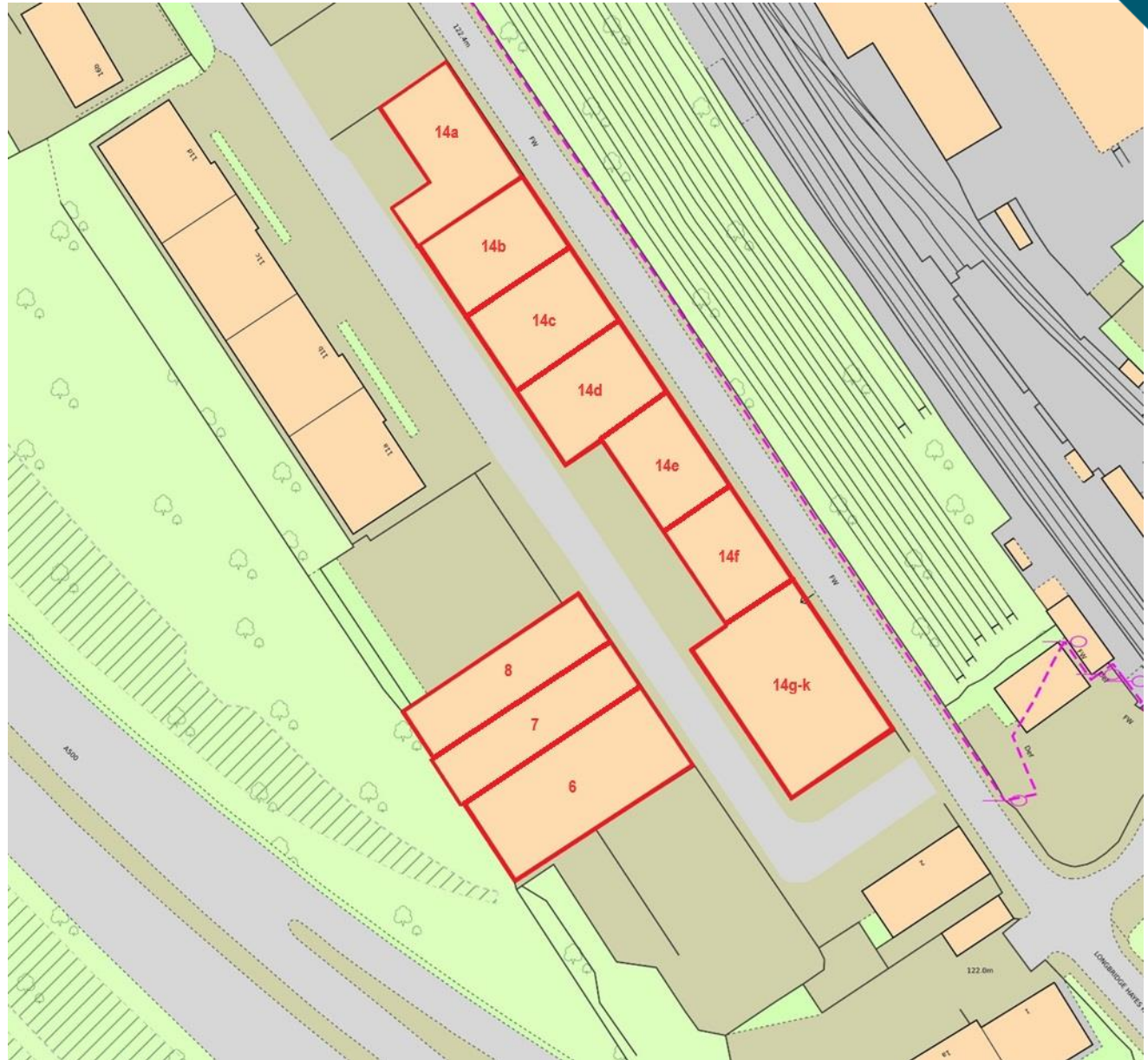
QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE
HAYES ROAD, STOKE ON TRENT, ST6 4DS



Units 6- 8 (Indicative CGI)



Units 14b – 14d (Indicative CGI)



INDUSTRIAL / WAREHOUSE DUE TO BE REFURBISHED

QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE
HAYES ROAD, STOKE ON TRENT, ST6 4DS

SERVICES

All services are believed to be connected to the units 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

Becky Thomas

T: 01782 202294 E: becky@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



Contact Becky Thomas: becky@mounseysurveyors.co.uk

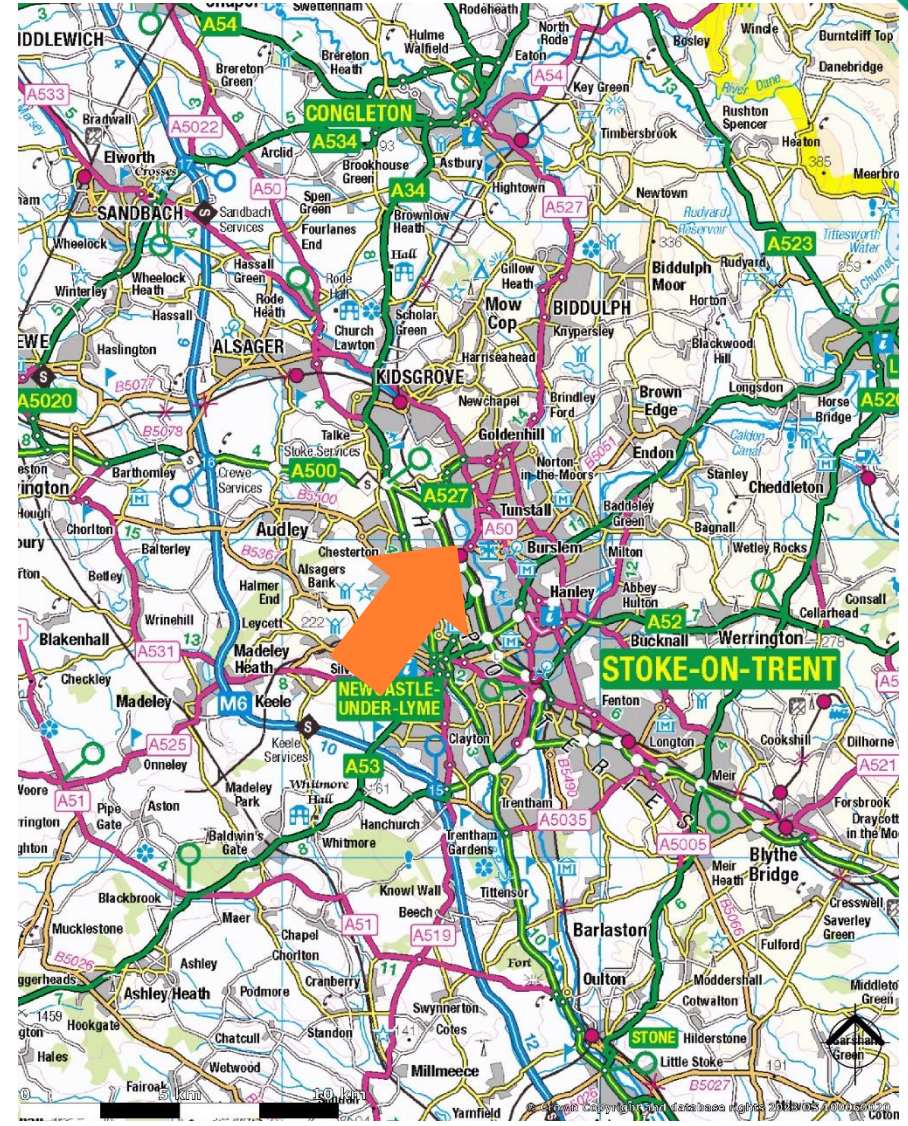
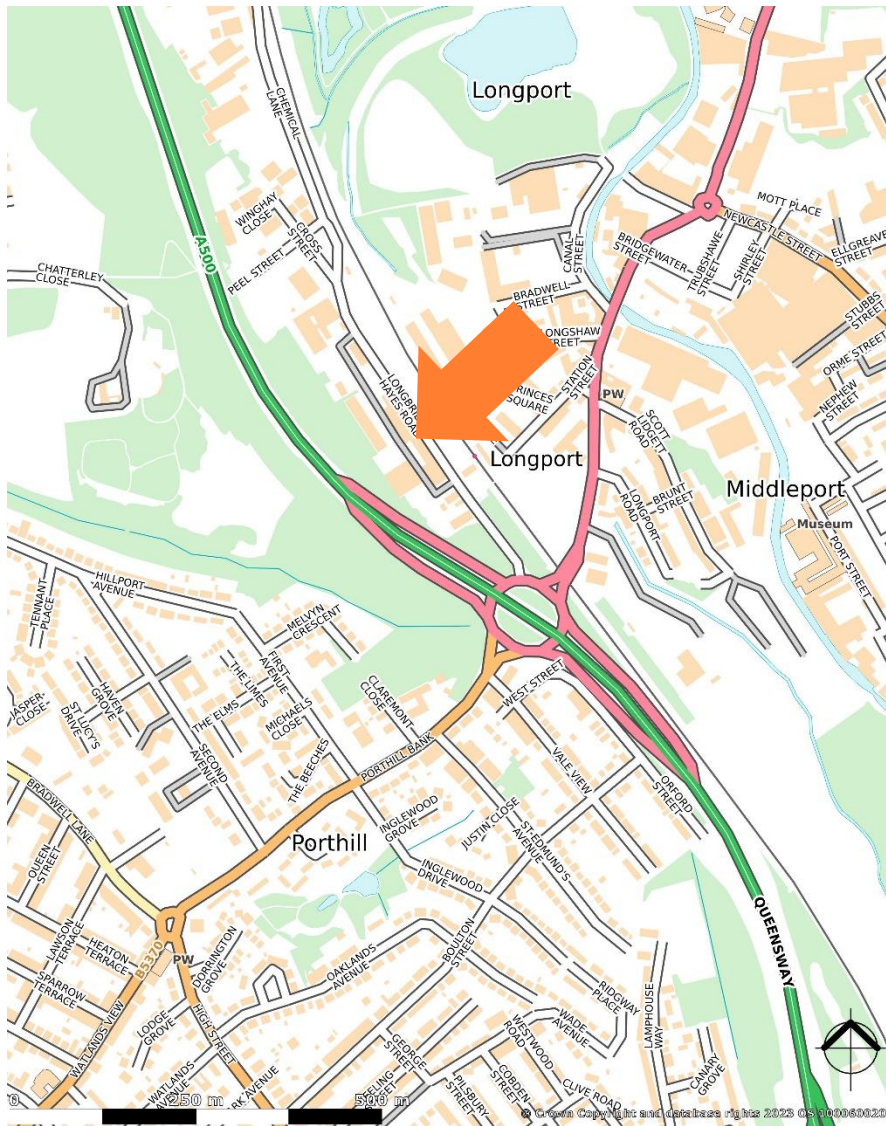
T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL / WAREHOUSE DUE TO BE REFURBISHED

QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE HAYES ROAD, STOKE ON TRENT, ST6 4DS



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

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.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.