

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – REFURBISHMENT COMPLETE

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



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



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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

The premises comprise of a variety of accommodation available on the estate which has recently undergone 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.

TENURE

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

ACCOMMODATION

	Sq Ft	Sq M	Rent (per annum)
Unit 14A	4,025	374	£32,200
Unit 14B	3,547	330	£26,650
Unit 14C	3,552	330	£26,650
Unit 14D	3,570	332	£27,800
Unit 14E	2,288	213	£19,000
Unit 14F	3,439	319	£25,800
Unit 14G-H	10,768	1,000	£60,000
Unit 6	6,437	598	£44,500
Unit 7	3,613	336	£28,500
Unit 8	3,617	336	£29,000

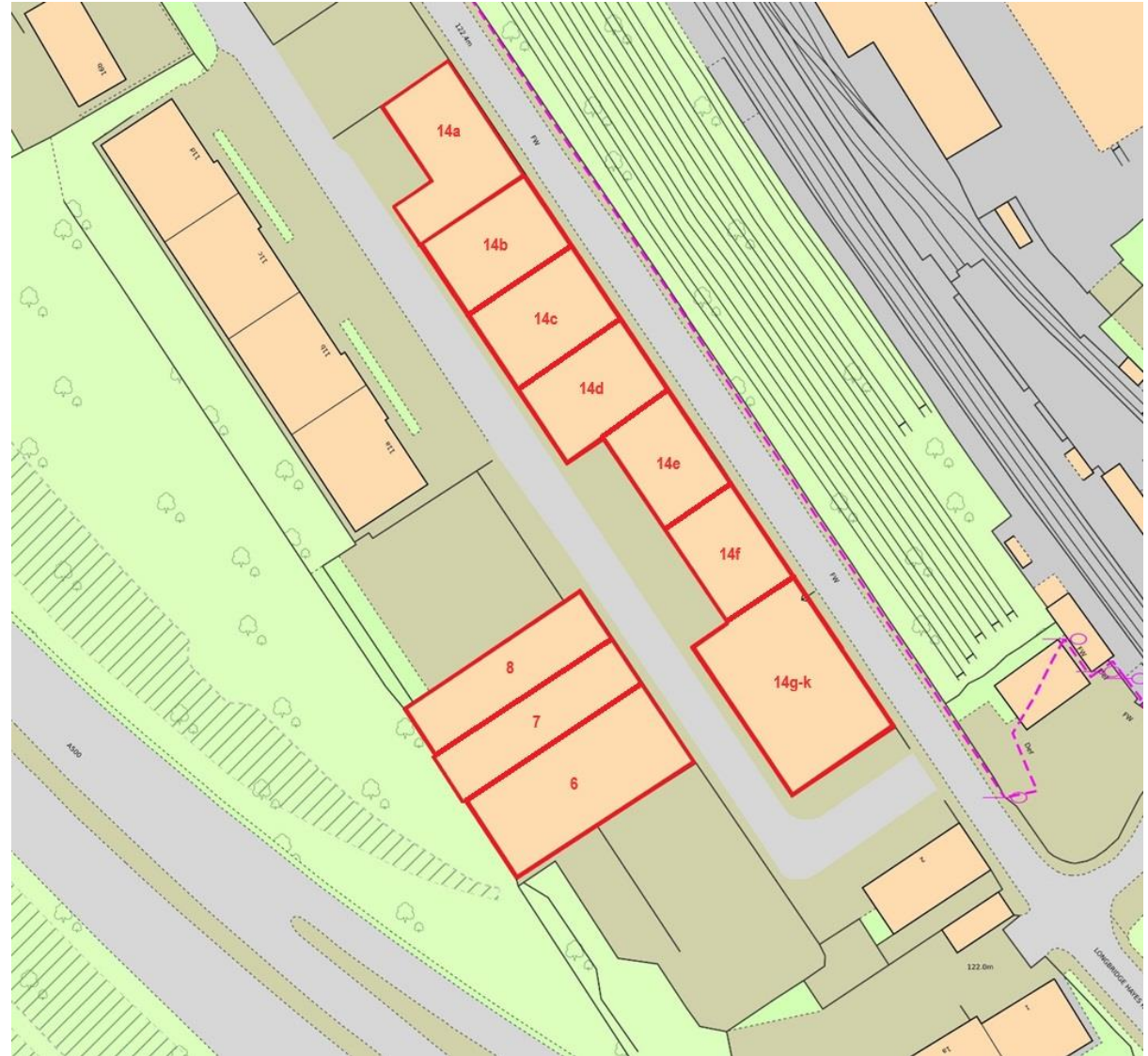
ENERGY PERFORMANCE CERTIFICATES

New EPC's will be supplied upon practical completion at a minimum B rating.



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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).

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

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

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



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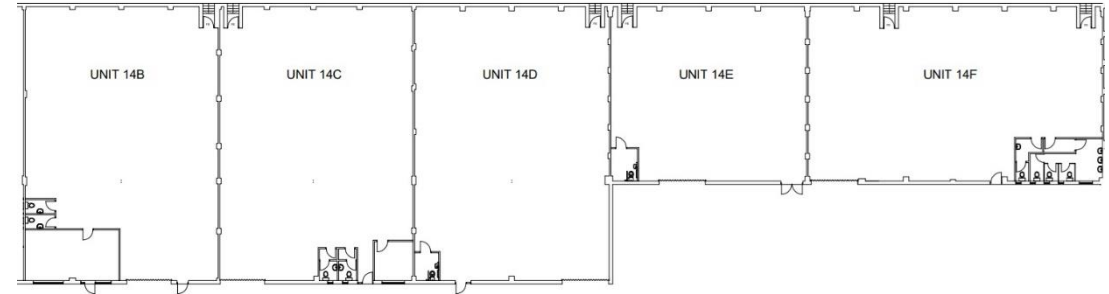
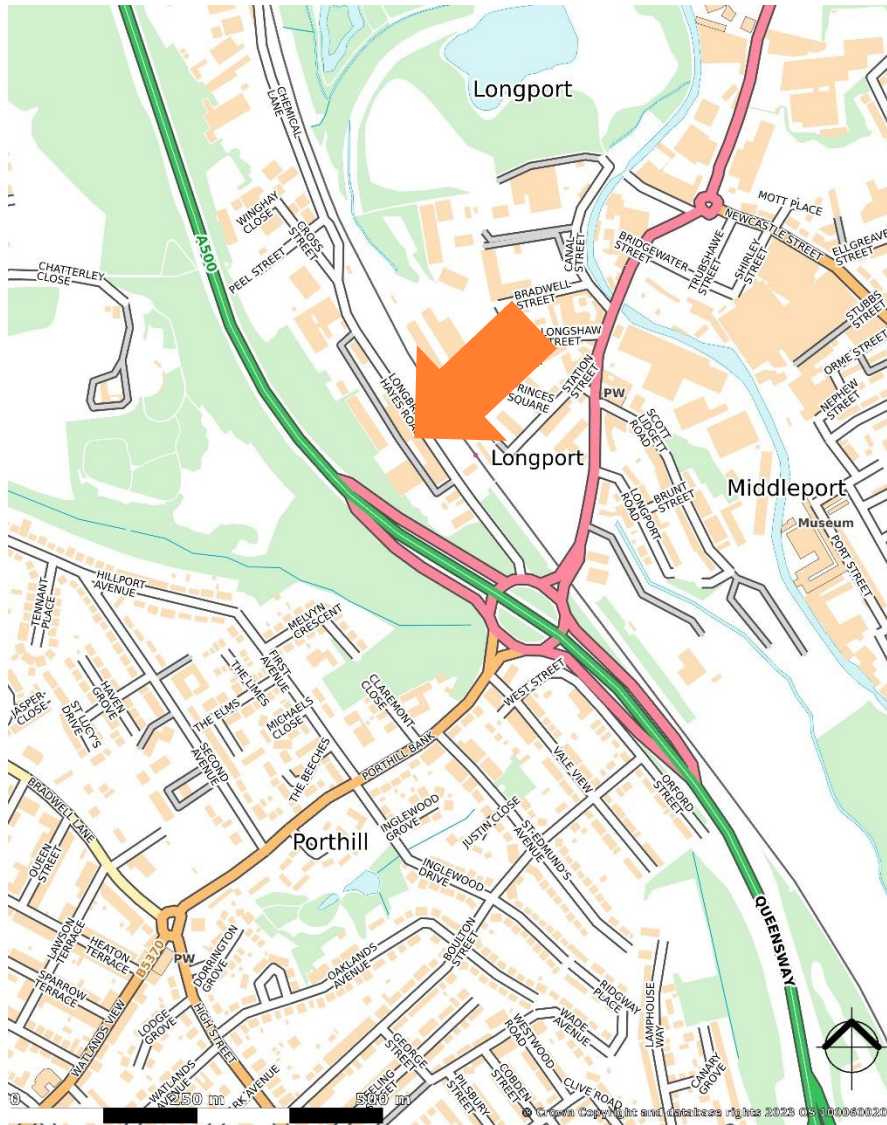
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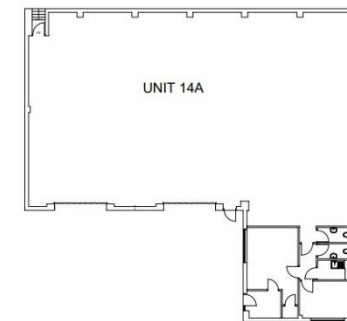


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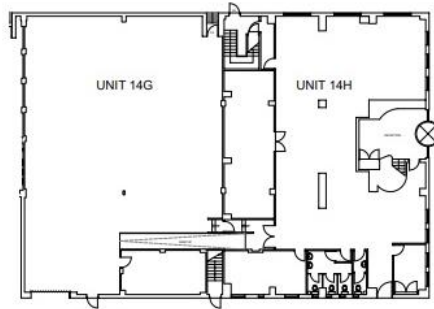
GROUND FLOOR



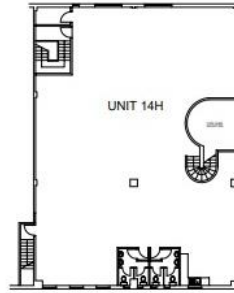
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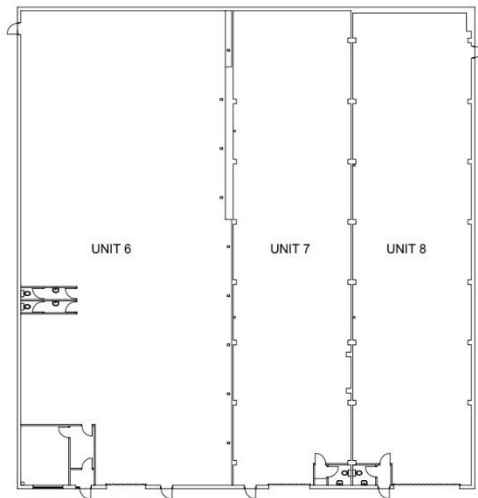
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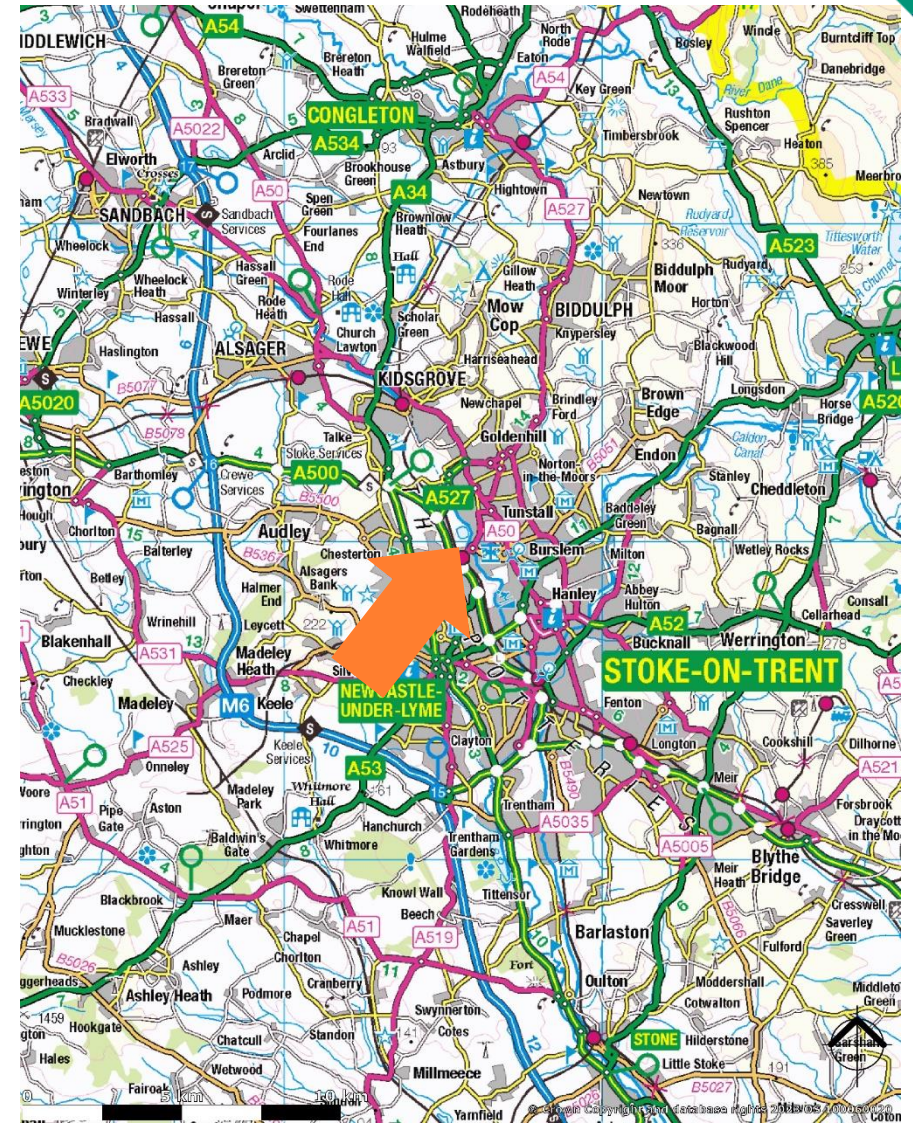
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



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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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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.