

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – REFURBISHMENT COMPLETE

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

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.

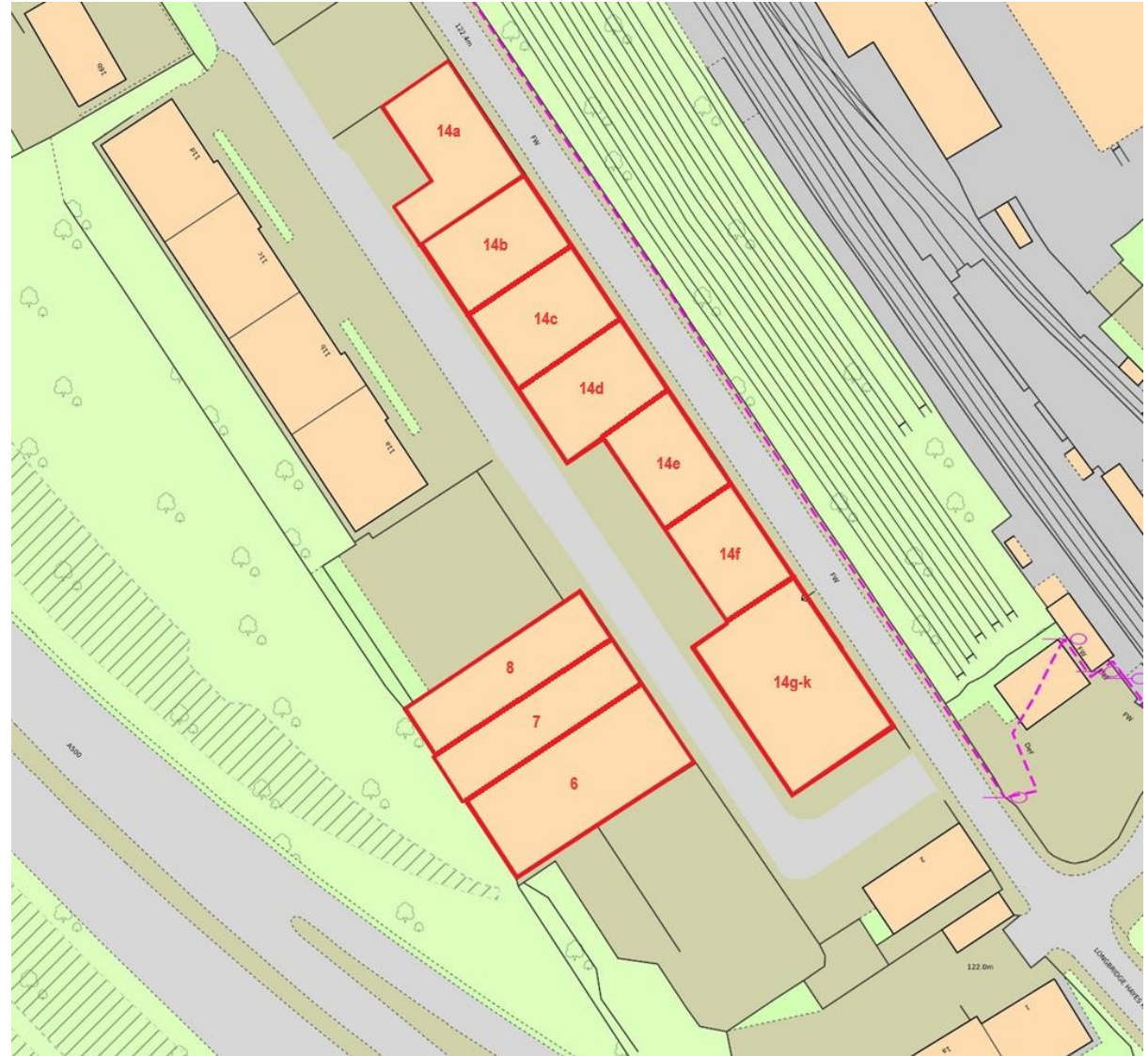
ACCOMMODATION

	Sq Ft	Sq M	Rent (per annum)	EPC
Unit 14A	4,025	374	£33,100	C (62)
Unit 14B	3,547	330	£27,600	C (65)
Unit 14C	3,552	330	£27,600	C (62)
Unit 14D	3,570	332	£27,700	B (45)
Unit 14E	2,288	213	£20,800	B (43)
Unit 14F	3,439	319	£26,700	B (41)
Unit 14G-H	10,768	1,000	£61,300	B (43)
Unit 6	6,831	635	£46,000	C (64)
Unit 7	3,793	352	£29,400	B (42)
Unit 8	3,849	358	£30,000	B (42)



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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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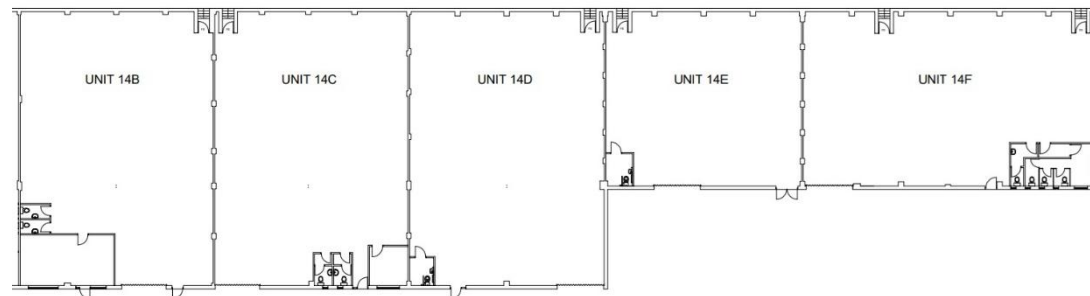
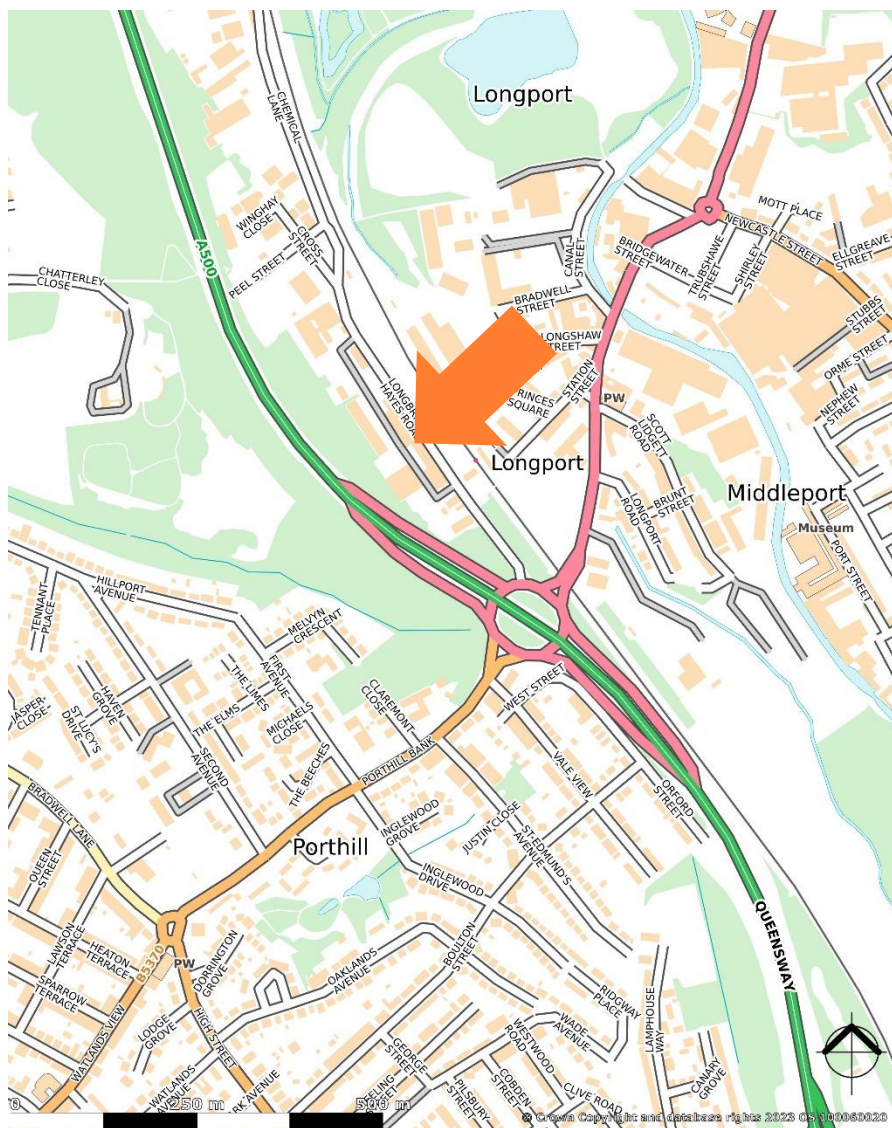
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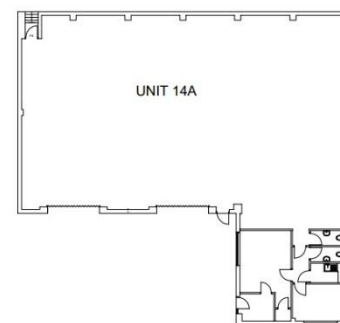


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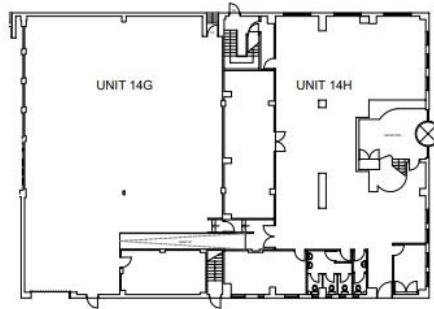
GROUND FLOOR



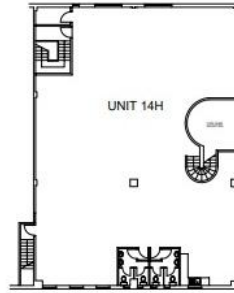
GROUND FLOOR

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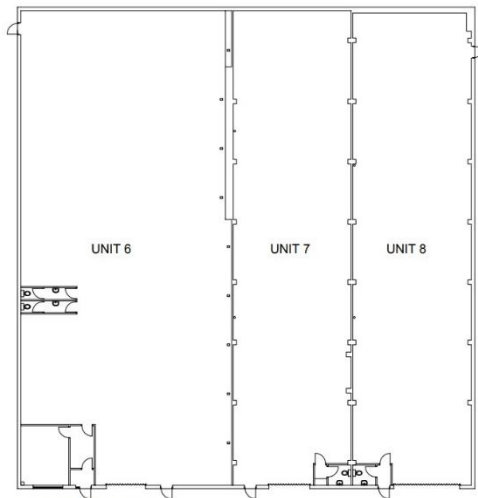
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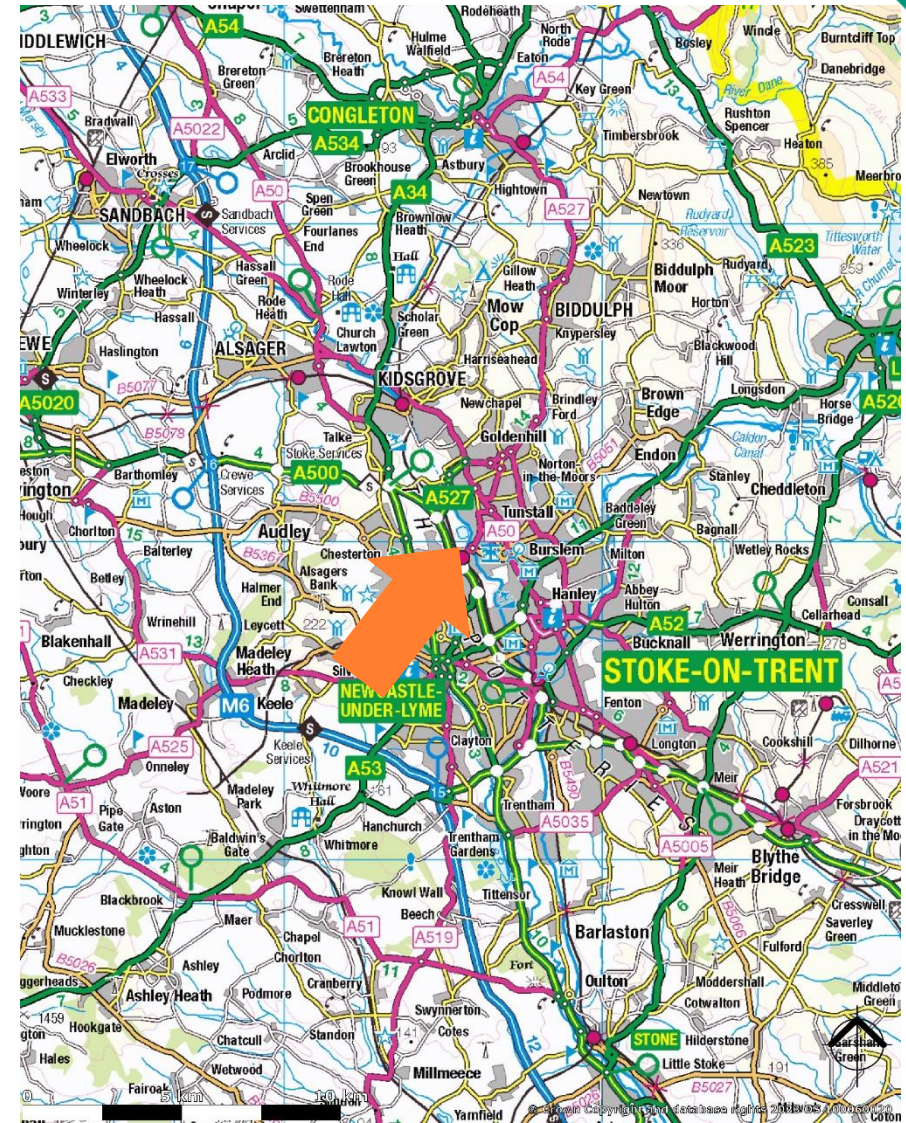
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



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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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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.



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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.