

# TO LET

INDUSTRIAL / WAREHOUSE PREMISES – REFURBISHMENT COMPLETE

UNIT 14E QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE HAYES ROAD,  
STOKE ON TRENT, ST6 4DS



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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# INDUSTRIAL / WAREHOUSE UNIT REFURBISHMENT COMPLETE

UNIT 14E 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 industrial/warehouse premises which have recently undergone extensive refurbishment including new roof.

The property benefits from;

- Eaves Height 5.1m
- WCs
- Electric Roller Shutter Door
- LED Lighting
- 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

The unit has a Gross Internal Area of 2,288 sq ft (213 sq m).

## RENT

£20,800+VAT per annum





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## RATING ASSESSMENT

Units 14B-K and 6-8 are currently assessed as a whole and will require reassessment in the proposed configuration.

The property may qualify for small business relief once assessed. 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 unit 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.

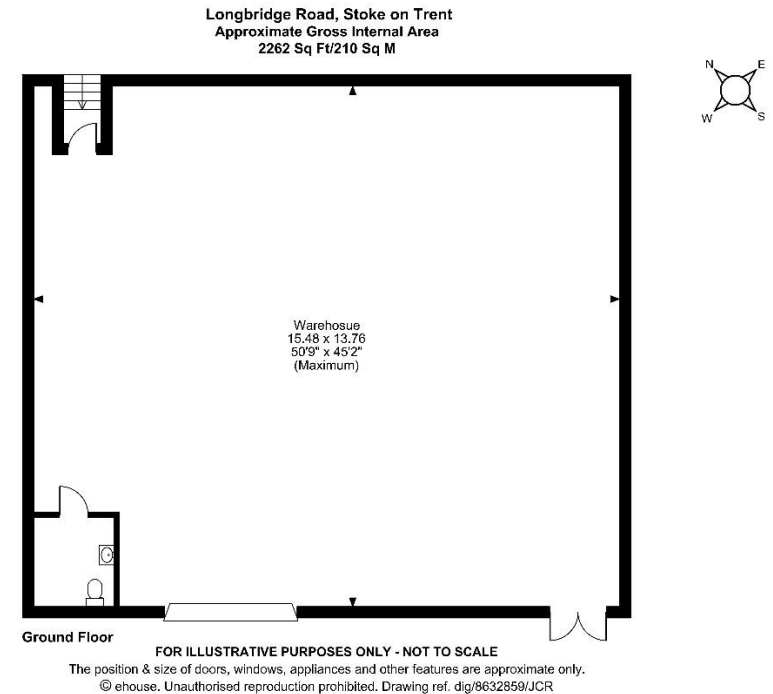
## CONTACT

**Becky Thomas**

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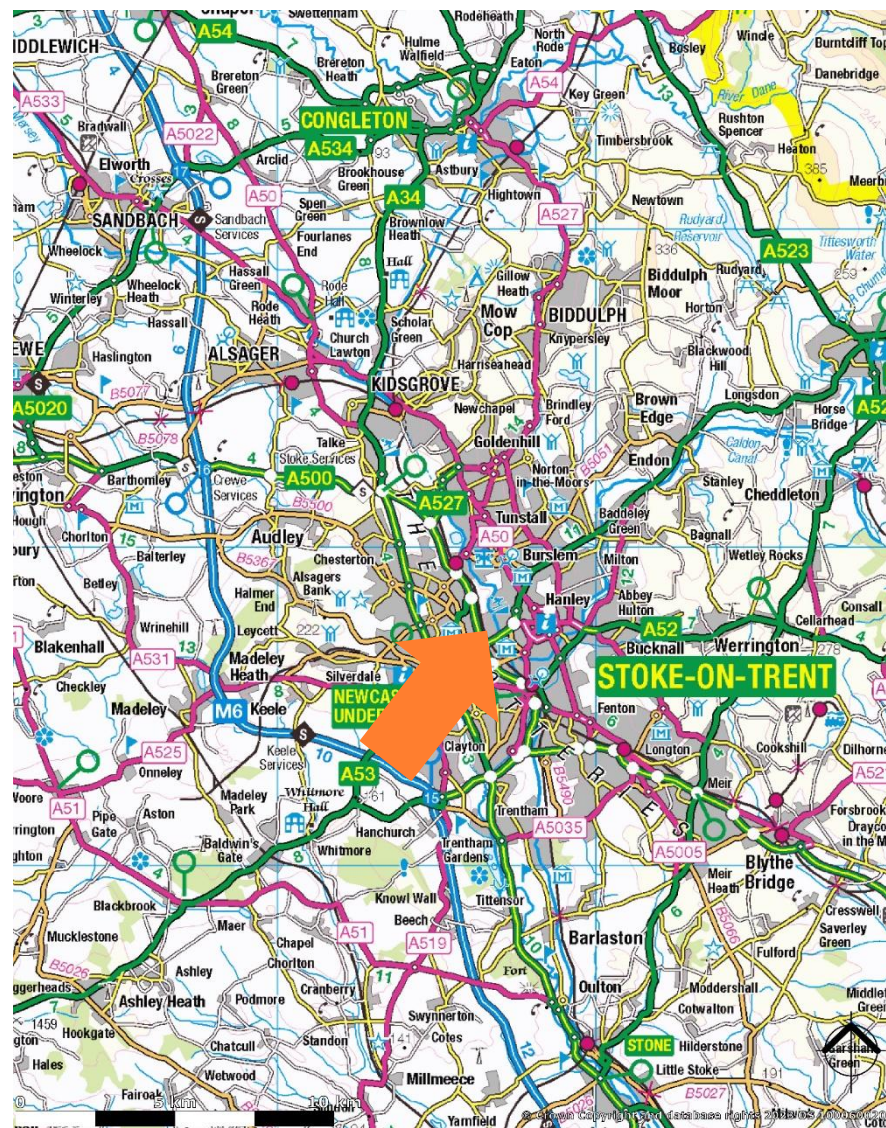
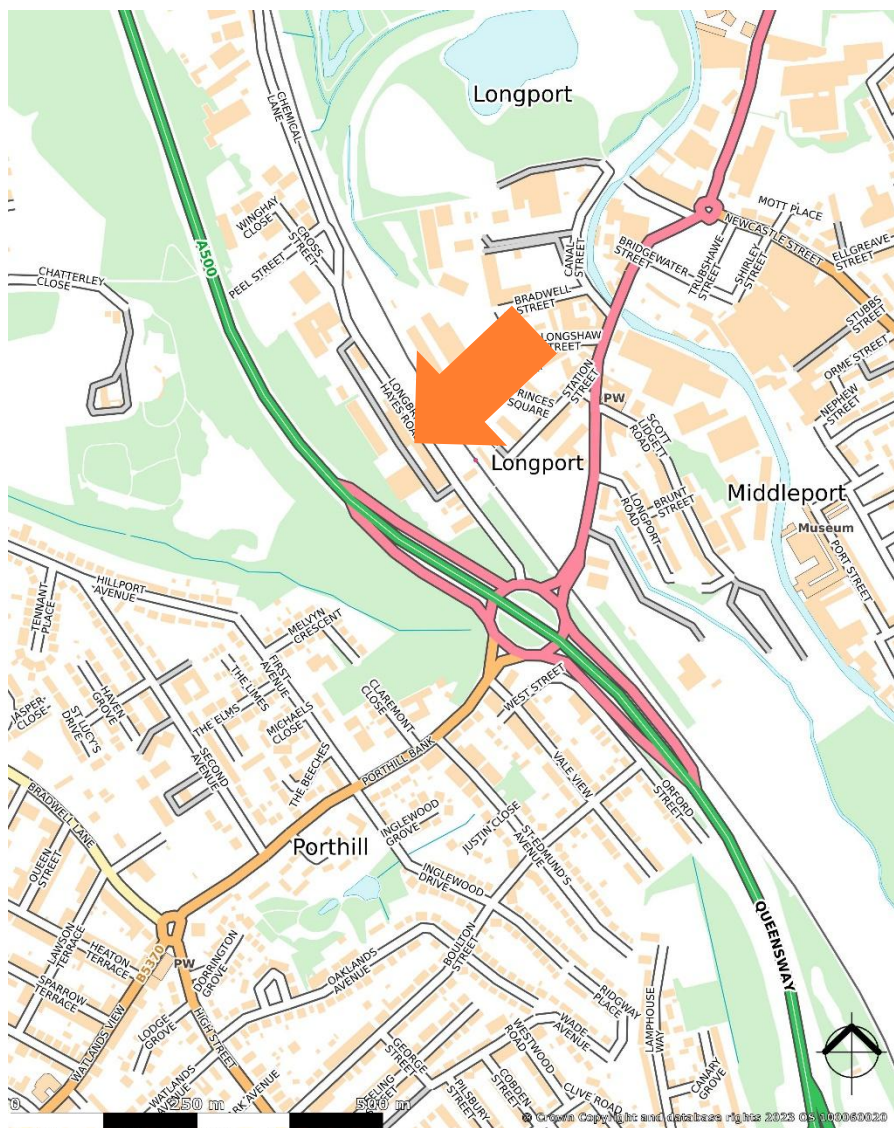
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# Our services

**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.

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## 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.