

41,920 sq ft  
(3,894 sq m)

# UNIT A 200 Scotia Rd

TUNSTALL, STOKE ON TRENT, ST6 4JD

## TENANTS ON SITE

AVID  
CONTROLS\*

JARROBS  
LIMITED

COMPDOOR™

HF HYDRAFLEX

freedom  
fibre

Knights



TO LET | REFURBISHED WAREHOUSE / INDUSTRIAL UNIT

ENTER





**UNIT A**

**JARROBS LIMITED**

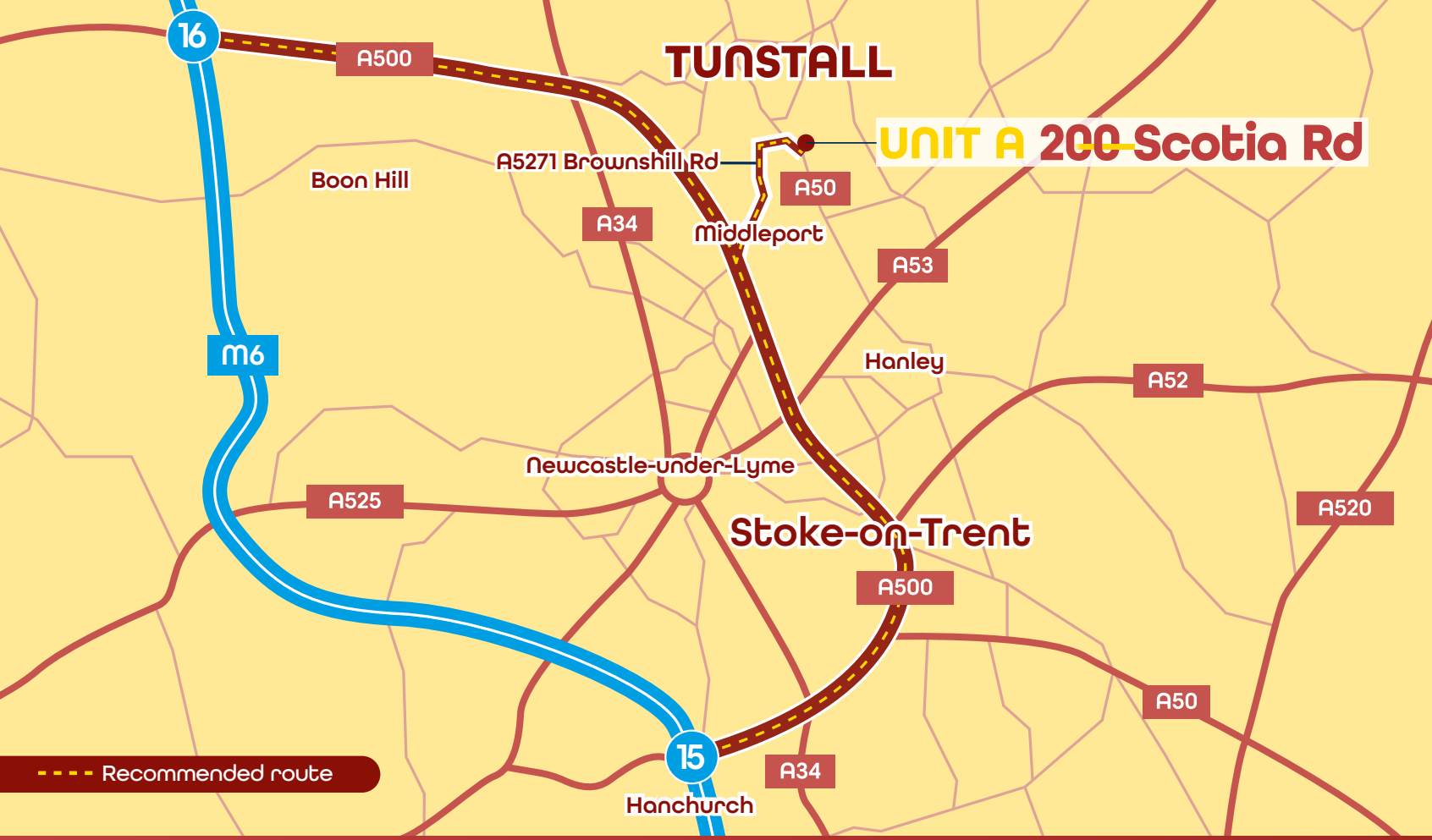
**Knights**

**COMPDOR**



**AERIAL // LOCATION // DESCRIPTION // SITEPLAN // FURTHER INFORMATION**

**UNIT A 200 Scotia Rd**



## LOCATION

The property is located within the town of Tunstall, one of the six towns that make up the city of Stoke on Trent. Scotia Road is a main arterial route linking Burslem and Hanley to the South and Tunstall to the North. 200 Scotia Road is prominently positioned with a high volume of vehicular movements throughout the day.

Nearby commercial occupiers include Asda, Travis Perkins, Screwfix and Halfords Autocentre.

The A500 dual carriageway is located approximately 1.5 miles from the property with Junction 16 of the M6 motorway is 6.4 miles to the North of the property and Junction 15 being 7.7 miles to the South.

## Driving Times

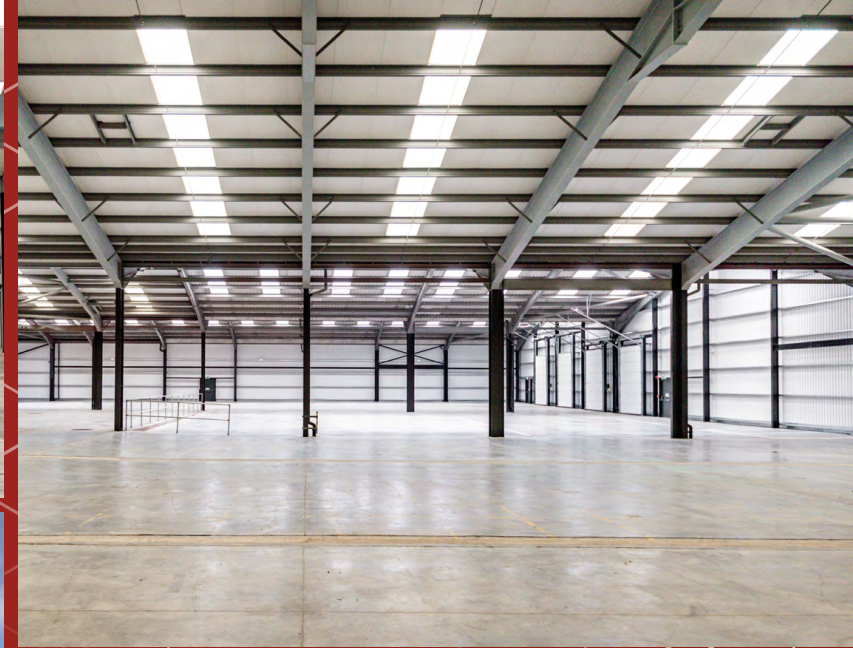


MANCHESTER CITY CENTRE  
60 mins



BIRMINGHAM CITY CENTRE  
60 mins

	Distance (miles)	Time (minutes)
A500	1.5	4
A53	1.5	4
Stoke-on-Trent	4.1	10
M6 Jn 16	6.4	12
M6 Jn 15	7.7	16
M54	35.6	40



## DESCRIPTION

Unit A offers a high quality, refurbished, industrial/warehouse of portal frame construction. Unit A has a shared rear loading area, four level loading doors and an additional level loading door to the front.

Additional Features include:



NEW LOADING DOORS



WCS & KITCHENETTE



LOADING SLAB CAPACITY 50kN/m<sup>2</sup>



PARKING UP TO 34 SPACES AVAILABLE



NEW WINDOWS AND DOORS



NEW CLADDING TO ELEVATIONS



EAVES HEIGHT 5.3m TO 7m



3-PHASE POWER SUPPLY 414 KVA



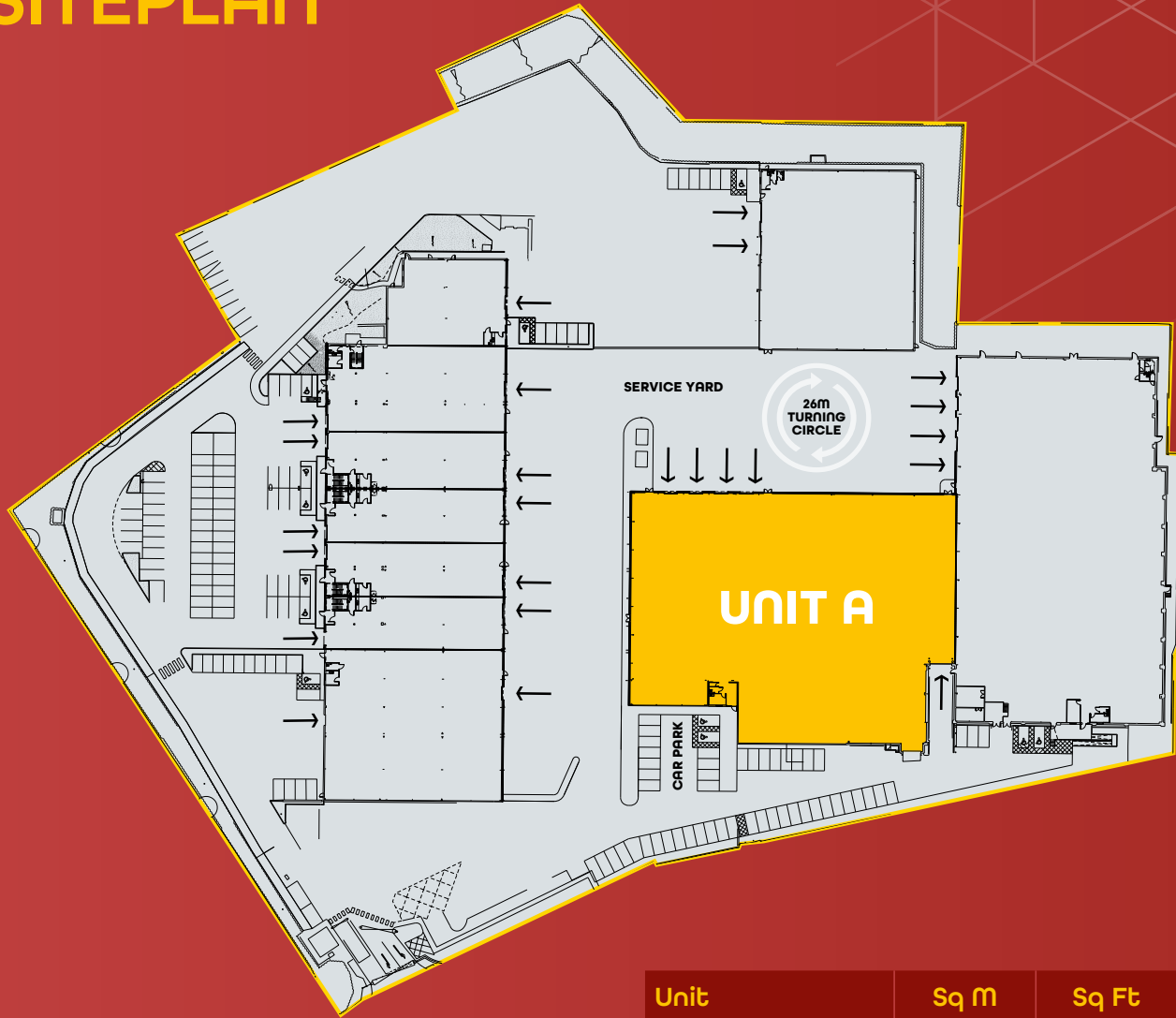
LARGE EXTERNAL YARD



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UNIT A 200 Scotia Rd

# SITEPLAN



Unit	Sq M	Sq Ft
A	3,894	41,920



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**UNIT A 200-Scotia Rd**

# FURTHER INFORMATION

## TENURE

Available on a new Full repairing and insuring lease. Lease terms to be agreed.

## SERVICE CHARGE

Will be levied, details available upon request.

## VAT

VAT will be payable.

## EPC

Rating B (32).

## RATEABLE VALUE

£219,000 (2026 listing).

## PLANNING

Interested parties are advised to make enquires of the local planning authority (Stoke on Trent City Council).

# UNIT A 200 Scotia Rd

TUNSTALL, STOKE ON TRENT, ST6 4JD



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