

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – REFURBISHED INCLUDING NEW ROOF

UNIT 14 G-K QUEENSWAY INDUSTRIAL ESTATE, LONGBRIDGE HAYES ROAD,
STOKE ON TRENT, ST6 4DS



INDUSTRIAL / WAREHOUSE REDUCED RENT

UNIT 14 G-K 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 hybrid industrial premises with a traditional open warehouse connected to a two storey space, ground floor storage/offices with an open plan office above. The unit has undergone extensive refurbishment including new roof. The property also benefits from;

- Eaves height 5.1m in the warehouse
- Electric roller shutter door
- LED Lighting throughout
- Air conditioning
- WCs and Kitchen facilities
- Onsite parking

The building benefits from 6 allocated parking spaces with further parking and compound space available onsite.

ACCOMMODATION

	Sq Ft	Sq M	Rent (per annum)	EPC
Unit 14G-H				
Warehouse	3,531	328		
Ground floor storage/office	3,619	336		
First floor offices	3,619	336		
Total GIA	10,768	1,000	£56,700	B (43)

TENURE

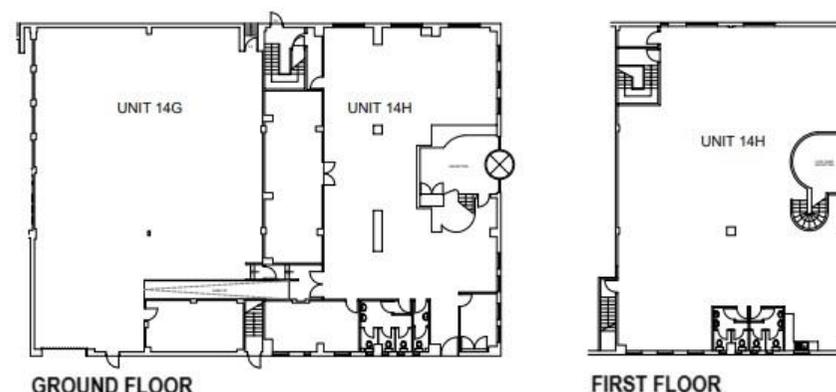
A new internal repairing and insuring lease is available on terms to be agreed.

RATING ASSESSMENT

Units 14B-K is to be reassessed as an individual unit. Estimated rateable value is available from the agents. We also 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.



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Compound/Additional Estate Parking



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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

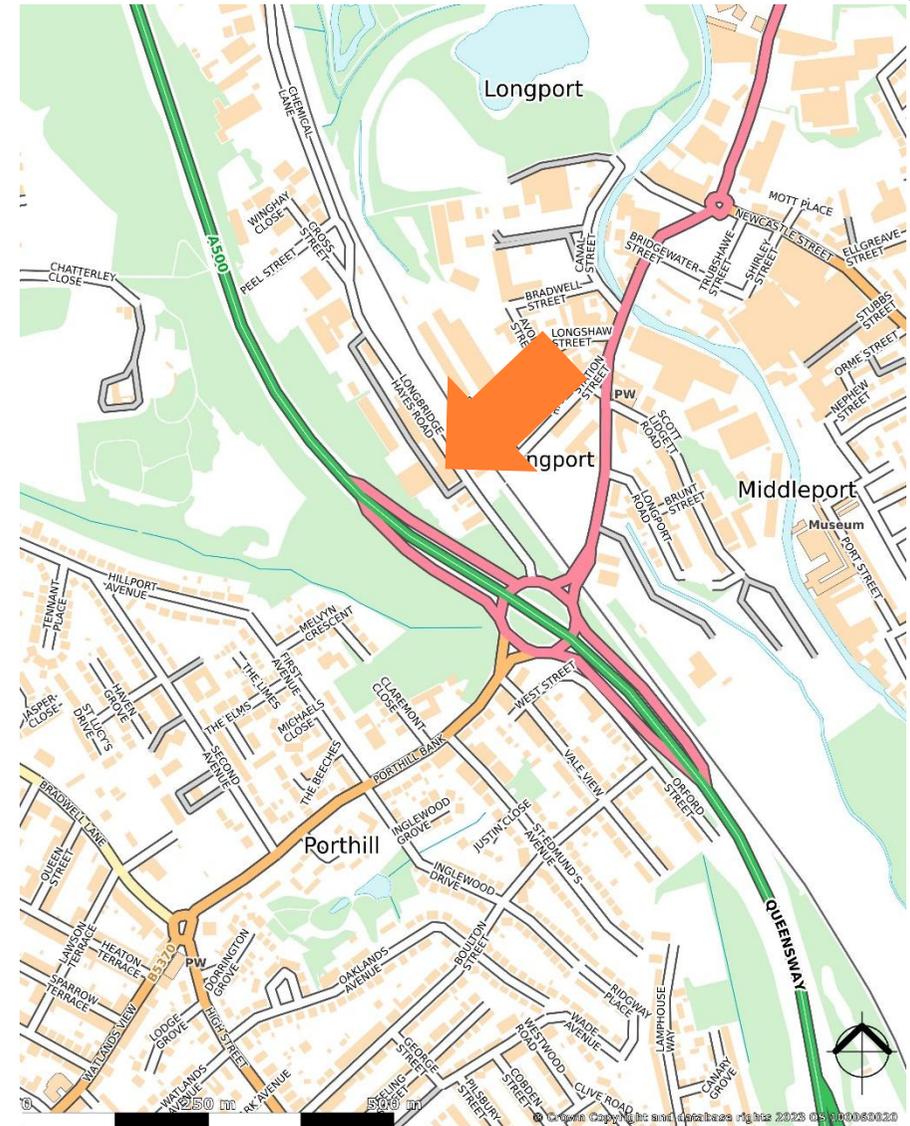
We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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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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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.



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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.