

# TO LET

MODERN TRADE COUNTER / WAREHOUSE PREMISES

UNIT 4 TUNSTALL TRADE PARK, TUNSTALL, STOKE-ON-TRENT, STAFFORDSHIRE, ST6 4SE



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# TRADE COUNTER PREMISES

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## LOCATION

Tunstall Trade Park is located on the edge of Tunstall fronting onto Brownhills Road. The site benefits from good road links being in close proximity to the A500 dual carriageway which provides access to the local road network as well as Junctions 15 and 16 of the M6 Motorway.

Surrounding occupiers include Careco, Toolstation, Motor Parts Direct and UK Storage.

## DESCRIPTION

The unit comprises a mid-terrace modern trade counter unit of steel portal frame construction beneath a pitched roof incorporating skylights. The property briefly benefits from the following specification:

- Eaves height 6.17 meters
- Electric roller shutter door
- Fully glazed reception frontage with internal electric roller shutter
- Reception offices and kitchen
- Potential for mezzanine offices/storage
- Warehouse incorporating skylights & wall mounted LED lighting.
- Virgin Media & BT fibre optic connections
- Allocated car parking & loading area
- Central heating to the offices
- CCTV with 8 cameras

## BUSINESS RATES

The rateable value listed on the VOA 2026 listing is £34,250 (approx. £14,796 payable). We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

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ACCOMMODATION	SQ M	SQ FT
Warehouse	303.86	3,270
Offices	76.84	827
<b>Gross Internal Area</b>	<b>380.70</b>	<b>4,097</b>

## SERVICES

Mains electric, gas, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## RENT

£42,000 per annum exclusive, plus VAT.

## TENURE

Available by way of a new full repairing and insuring lease on terms to be agreed.

## SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate and the management thereof.

## VAT

All prices are quoted exclusive of VAT which is applicable.

## EPC

C - 65.



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## LEGAL COSTS

The ingoing tenant is to cover the Landlords reasonable legal costs for the preparation of the Lease and any associated documents.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

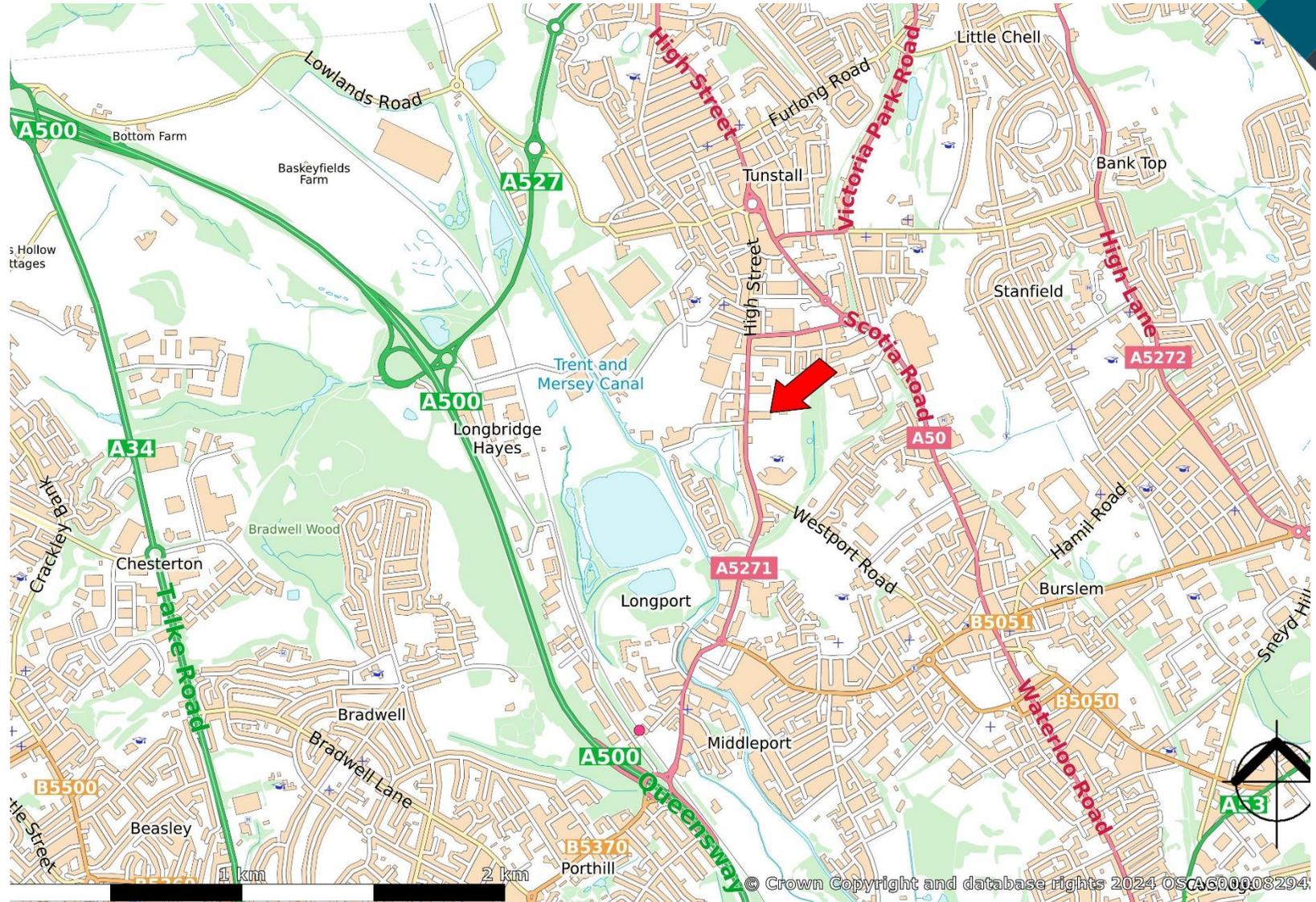
## CONTACT

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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## 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.