

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

UNIT A 200 Scotia Rd

TUNSTALL, STOKE ON TRENT, ST6 4JD

LAST
REMAINING UNIT

TO LET

REFURBISHED WAREHOUSE / INDUSTRIAL UNIT

ENTER





Tile Mountain

ALDI

ASDA

MATALAN

Argos

home bargains

Iceland

Boots

Topps Tiles

Royal Mail

Hymor Timber

tunstall

Travis Perkins

SCREWFIX

halfords

HYDRAFLEX

freedom fibre

AVID CONTROLS

Knights

UNIT A

JARROBS LIMITED

COMPDOOR

énergie Fitness
ASDA



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.



MANCHESTER
CITY CENTRE
60 mins



BIRMINGHAM
CITY CENTRE
60 mins

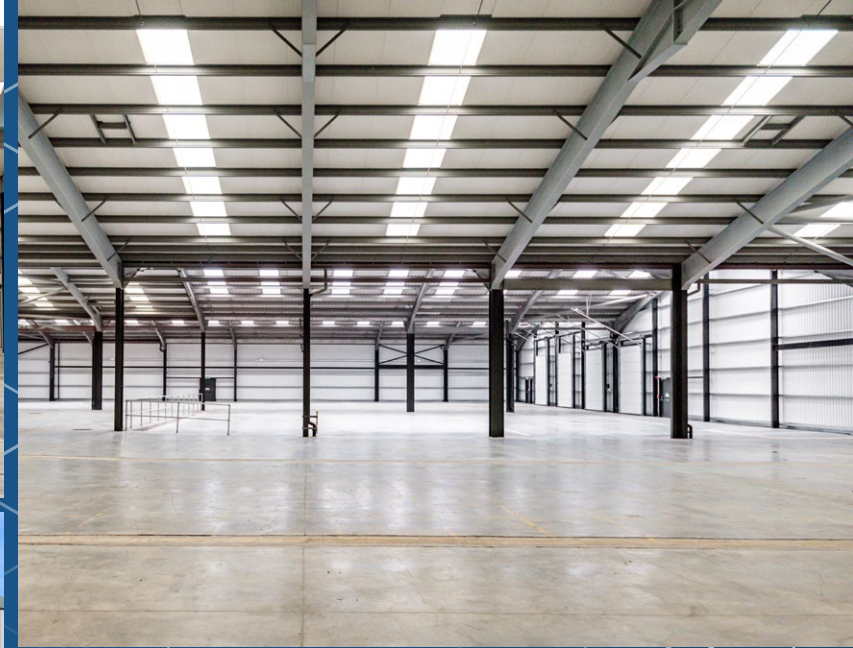
Driving Times

	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



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DESCRIPTION

Unit A offers a high quality, refurbished, industrial/warehouse of portal frame construction. Unit A as 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/m²**



**ON-SITE
PARKING**



**NEW WINDOWS
AND DOORS**



**NEW
CLADDING TO
ELEVATIONS**



**EAVES HEIGHT
5.3m TO 7m**



**3-PHASE
POWER SUPPLY
414 KVA**



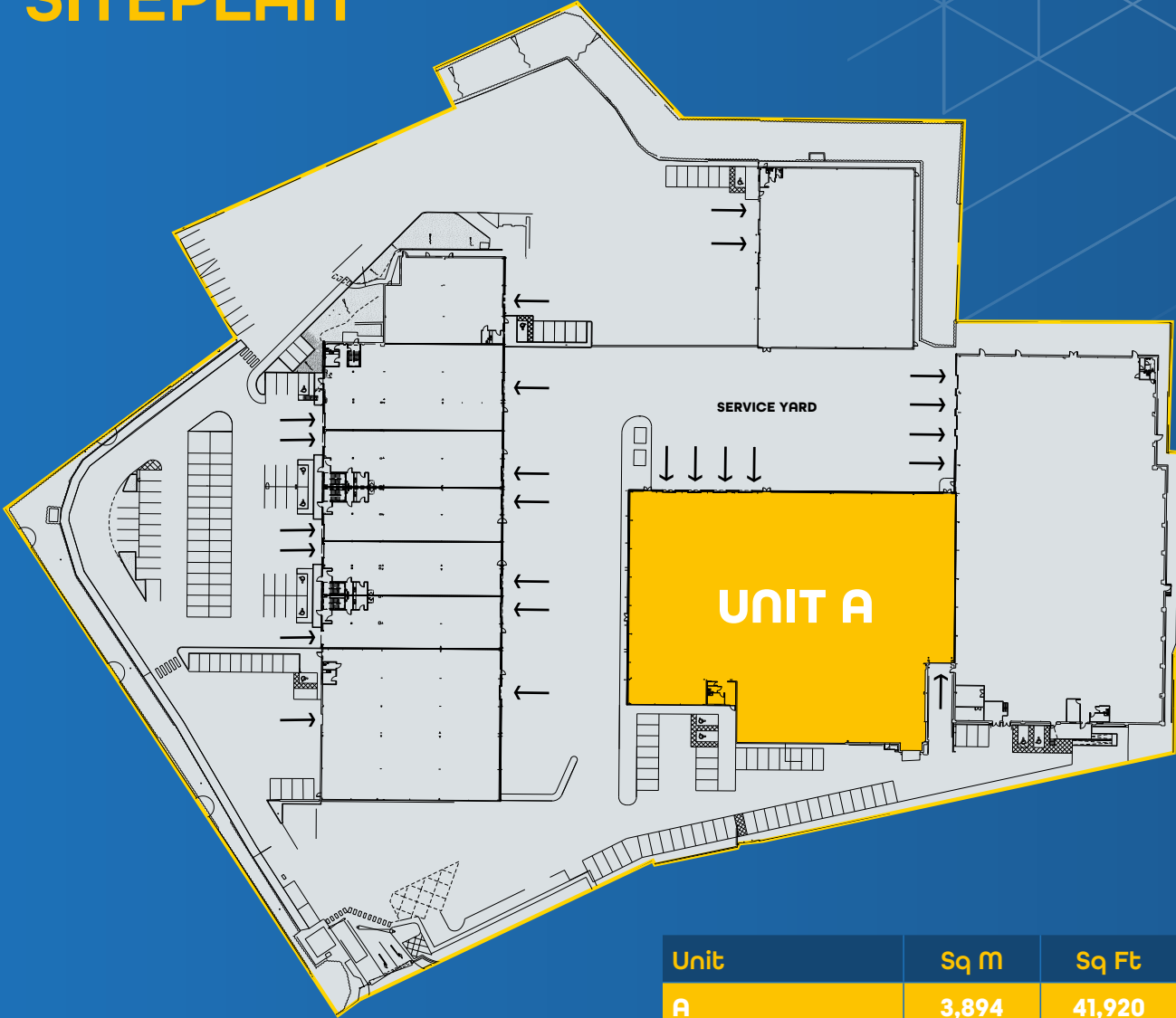
**LARGE
EXTERNAL
YARD**



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SITEPLAN



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



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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

£209,000 (2023 listing).

PLANNING

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



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