

**TUNSTALL
ARROW NORTH**

T4

TO LET

NEW INDUSTRIAL / WAREHOUSE UNIT

13,533 SQ FT (1,257 SQ M)

James Brindley Way, Stoke-on-Trent ST6 5FD

www.tunstallarow.com



DESCRIPTION

Tunstall Arrow North Unit 4

Unit 4 is a new self contained 13,533 sq ft industrial / warehouse unit. There is a two storey office area with double height atrium. The unit is available for immediate occupation.

There is an opportunity to combine Unit 4 with neighbouring Unit 2 to create a 39,000 sq ft single unit.

Nearby occupiers include



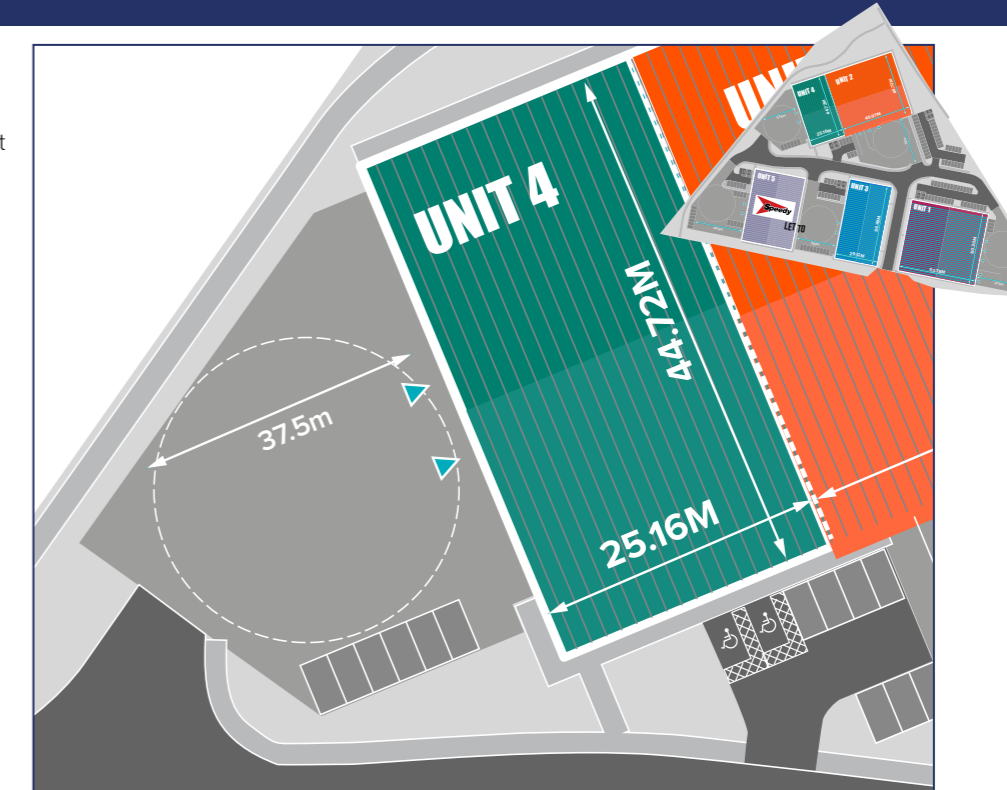
ACCOMMODATION

Specification

- Opportunity to combine with unit 2 to create 39,896 sq ft
- 8m eaves height
- Warehouse floor slab loading 50kn/m²
- Two 4m x 5m electronically operated loading doors
- High-quality, fully-fitted ground and first floor offices and amenity area
- Male, female and mobility-impaired WCs
- Service yard and car parking area
- 34.8m yard depth
- 15 dedicated car park spaces
- 4 electric vehicle charging points
- 120 kVA 3-phase electricity supply /gas connected
- Access to super-fast broadband

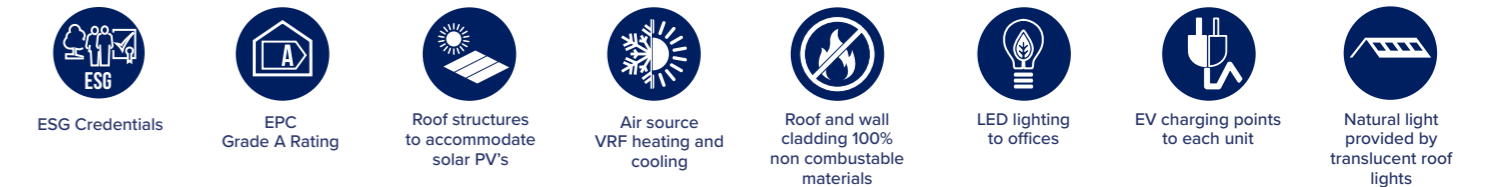
UNIT 4	SQ FT	SQ M
Warehouse	11,486	1,067.1
Offices	2,047	190.2
Total	13,533	1,257.3

Floor areas are based on the gross internal area (GIA)



Environment

ESG credentials are important to the developers and feature throughout the scheme.

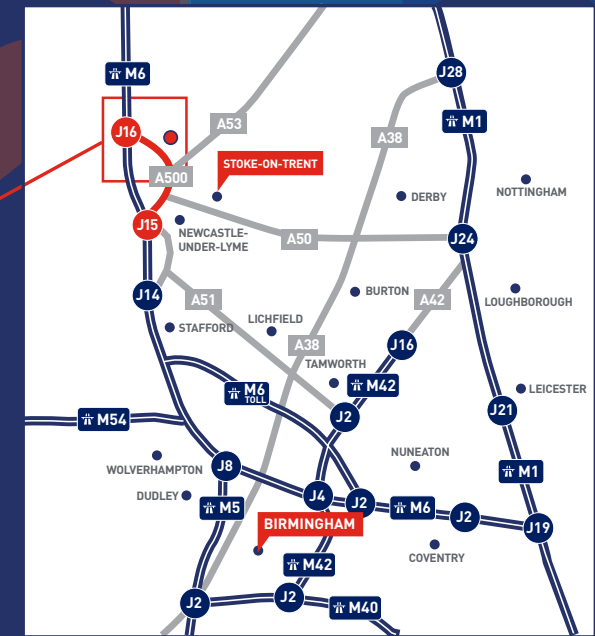


LOCATION

Tunstall Arrow North is located within Stoke-on-Trent, north of Tunstall town centre.

It is situated within 5 minutes of the A500 dual carriageway which links to Junctions 15 and 16 of the M6 motorway.

The A500 also interconnects with the A50 dual carriageway providing a major east west link with the A38 and M1 motorway.



Terms

Available on a leasehold basis for a term of years to be agreed.

VAT

Chargeable where applicable at the prevailing rate.

Rates

Tenants will be responsible for payment of rates and an annual service charge.

Certain occupiers may be liable for business rates relief subject to them meeting certain criteria, more details are available on request.

Legal

Each party is responsible for their own legal costs.

Viewing

To arrange a viewing, please contact the joint agents.



arrow.frozen.rods

what3words

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