

TO LET

INDUSTRIAL / WORKSHOP PREMISES

UNIT 3 BROWNHILLS BUSINESS PARK, CANAL LANE, TUNSTALL, STOKE-ON-TRENT, ST6 4RP



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LOCATION

The property is situated on Brownhills Business Park which is an established commercial location off Brownhills Road in Tunstall. The estate benefits from excellent road links being in close proximity to both the A500 Dual Carriageway and Scotia Road. Junctions 15 and 16 of the M6 Motorway are approximately 6.2 miles and 6.5 miles distant respectively.

Nearby occupiers include Toolstation, SEI Electrical Contractors and Ubiq Group.

DESCRIPTION – [VIRTUAL TOUR](#)

The property comprises a mid-terrace industrial premises with workshop and office accommodation and briefly benefits from the following specification:

- Surface Roller Shutter Door
- LED Lighting
- Ground Floor Office
- First Floor Offices and Welfare Facilities
- 2 x Allocated Car Parking Spaces
- 3 Phase Electric – 100 AMP
- Loading Area

ACCOMMODATION	SQ M	SQ FT
Ground Floor	92.19	992
First Floor Mezzanine	65.77	708
Total	157.96	1,700

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RENT

£10,500 per annum.

TENURE

The property is available by way of a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of the external areas and common items of the estate.

EPC

The property has an EPC rating of E - 103.

RATING ASSESSMENT

The rating assessment in the VOA listing for April 2026 is £10,500. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

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

SERVICES

Mains electric, water and drainage are believed to be connected to the property but have not been tested by the agent.



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VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party to bear their own legal costs for the preparation of the lease.

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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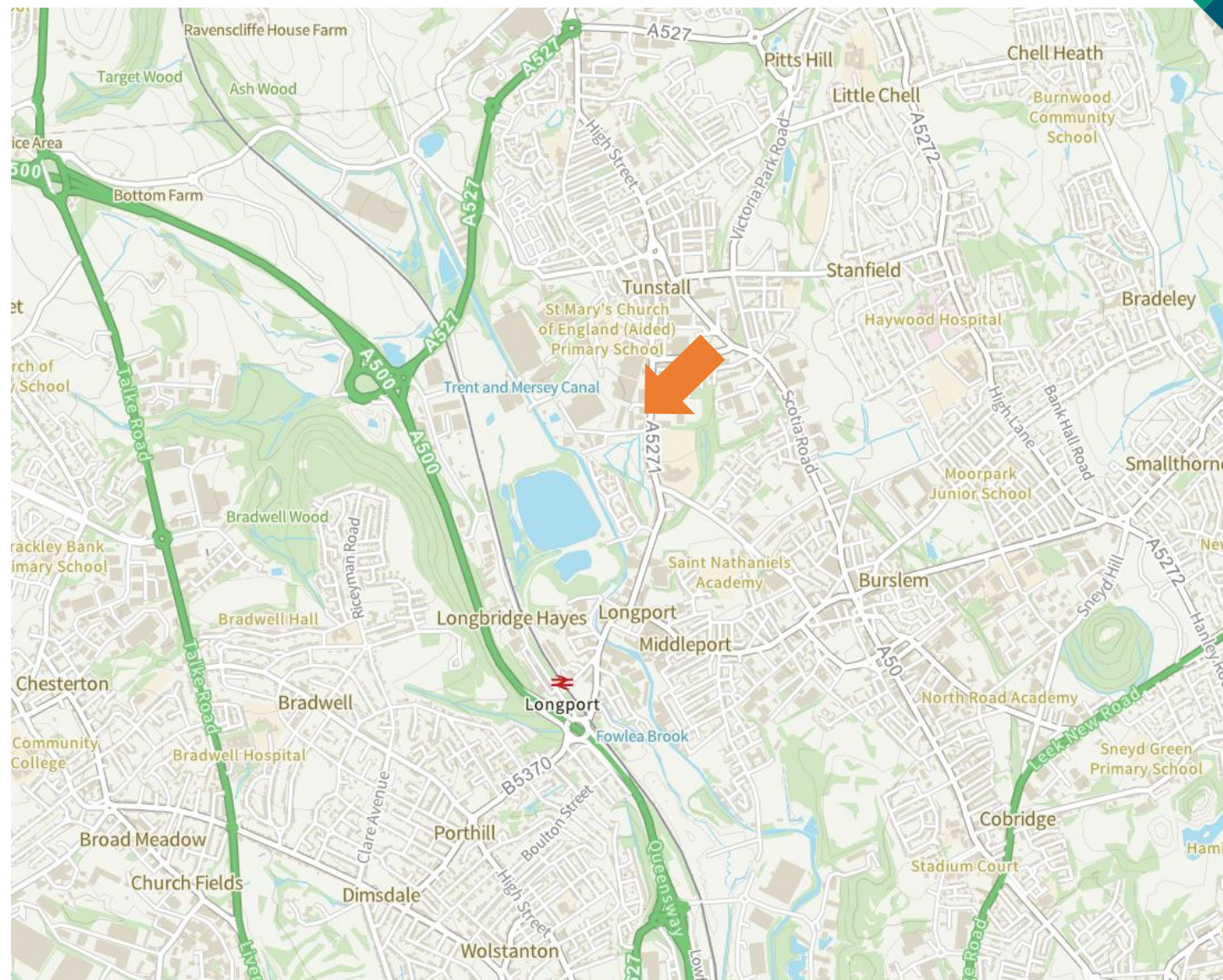
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