TO LET

REFURBISHED MODERN INDUSTRIAL / TRADE COUNTER PREMISES

UNIT D7, 200 SCOTIA ROAD, TUNSTALL, STOKE ON TRENT ST6 4JD

mounsey
CHARTERED SURVEYORS



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294 mounseysurveyors.co.uk

REFURBISHED INDUSTRIAL / TRADECOUNTER PREMISES

WITH LARGE YARD

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LOCATION

Unit D7 is an end-terrace industrial/trade counter unit located at the rear of 200 Scotia Road. 200 Scotia Road is 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.

DESCRIPTION

The unit benefits from;

- New loading doors and cladding to elevations/roof
- Front Loading
- PIR Sensor LED Lighting
- WC and Kitchen
- Eaves Height 4.3m
- Onsite Parking and Large Yard

TENURE

The property is available to lease on new lease terms to be agreed.

RENT

£55,115 +VAT per annum.

RATING ASSESSMENT

Rateable Value - £39,250 (2026 Listing)

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – B (34)

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.



Accommodation	SQ M	SQ FT
Total approx. Gross Internal Area	**504.44**	**5,430**

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SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. 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

Becky Thomas

T: 01782 202294 E: becky@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

Or Joint Agents – Harris Lamb (01782 272555)

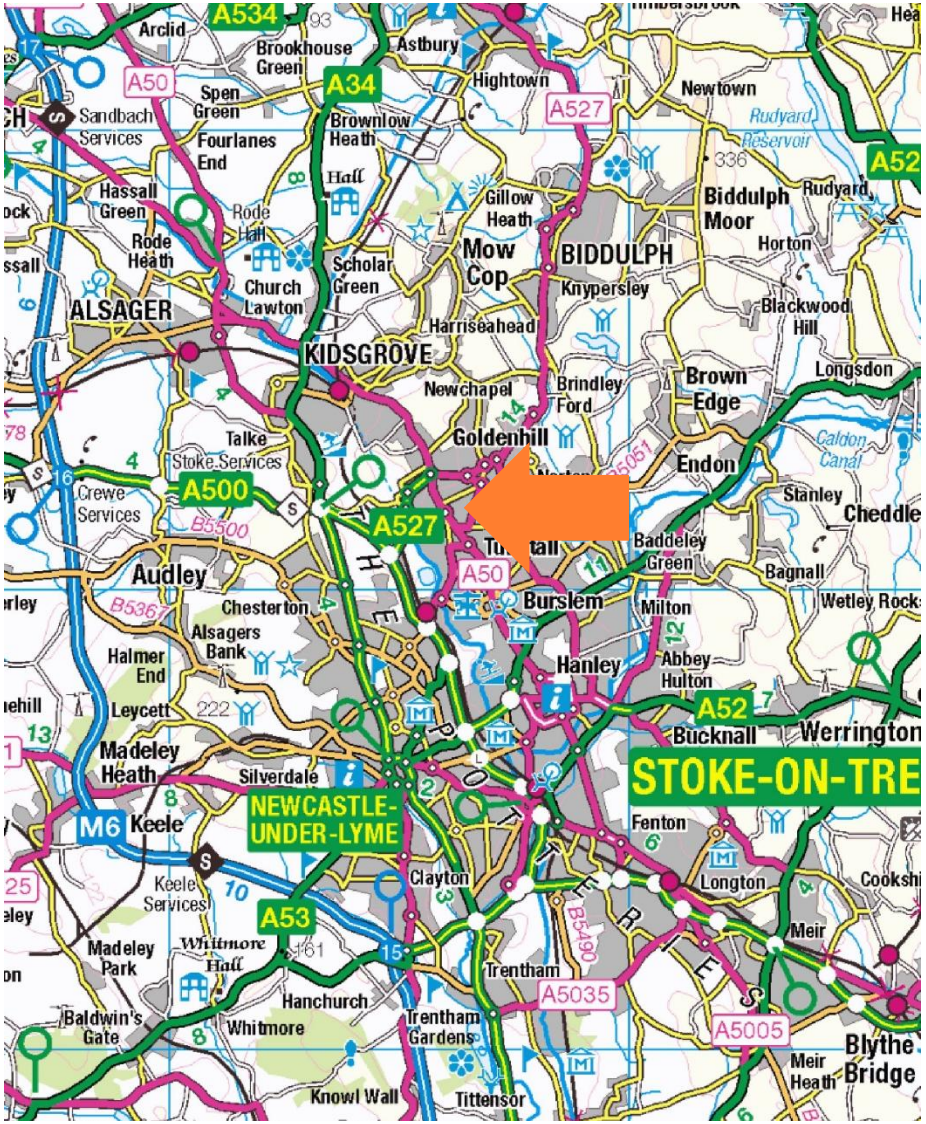


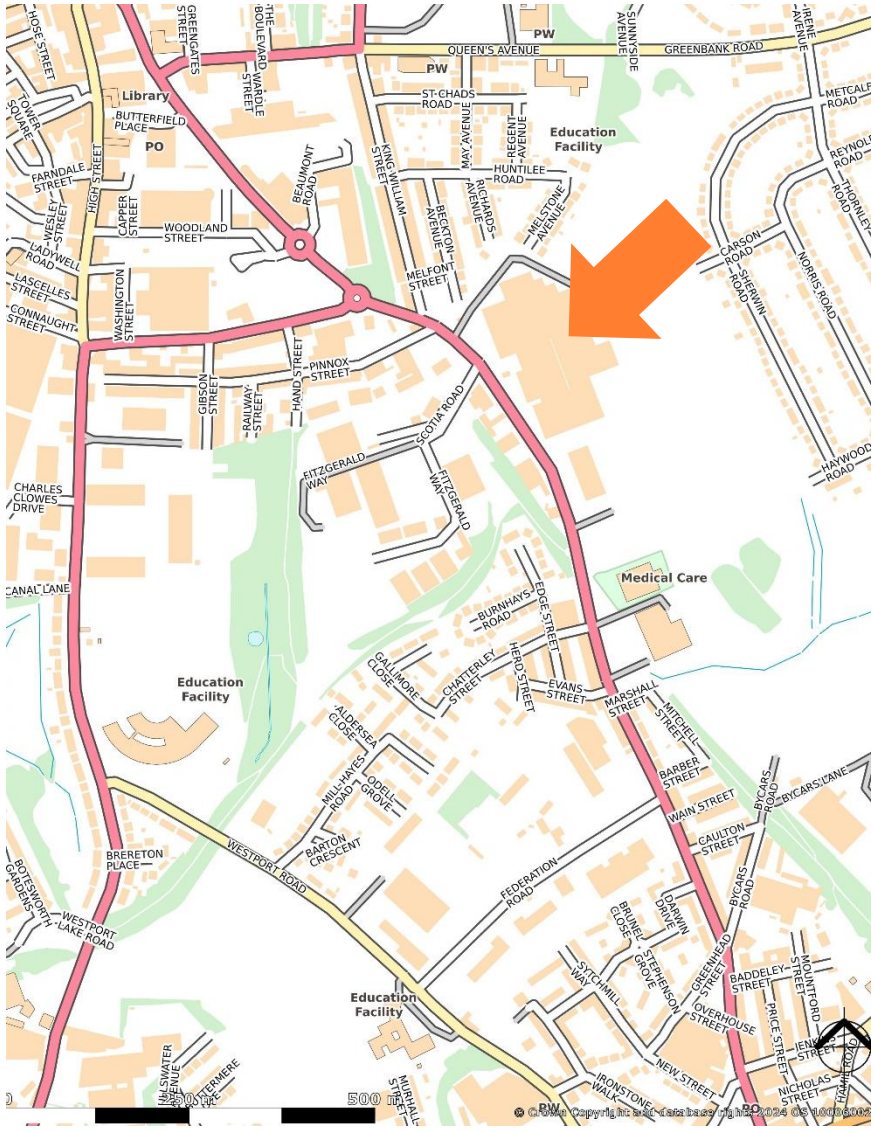


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i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contact.
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
iv) all rentals and prices are quoted exclusive of VAT.
v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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.