

# TO LET / FOR SALE

MODERN TRADE COUNTER / WAREHOUSE PREMISES

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



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## LOCATION

Tunstall Trade Park is located on the edge of Tunstall town centre on Brownhills Road. The site benefits from good road links with 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, Sherwin Rivers Printers, Toolstation, Motor Parts Direct and UK Storage.

## DESCRIPTION - [360 Tour Link Click Here](#)

The units are a parade of high-quality trade counter units, built in 2018. The subject property is a mid-terrace unit of steel portal frame construction beneath a pitched insulated 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 with a mezzanine structure
- Designed with potential for first floor offices/storage
- Warehouse incorporating skylights & wall mounted LED lighting.
- Virgin Media & BT fibre optic connections
- Generous 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 (area beneath the mezzanine structure)	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

The estate obtained planning for B1(b) and B1(c) (renamed Use Class E(g), B2 and B8). Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## RENT / PRICE

£42,000 per annum or freehold purchase price on application. Figures are quoted net and will be subject to VAT.

## TENURE

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

Freehold: Available with vacant possession upon completion.

## 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.



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## EPC

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## LEGAL COSTS

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

Freehold – Each party shall cover their own legal costs.

## 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.

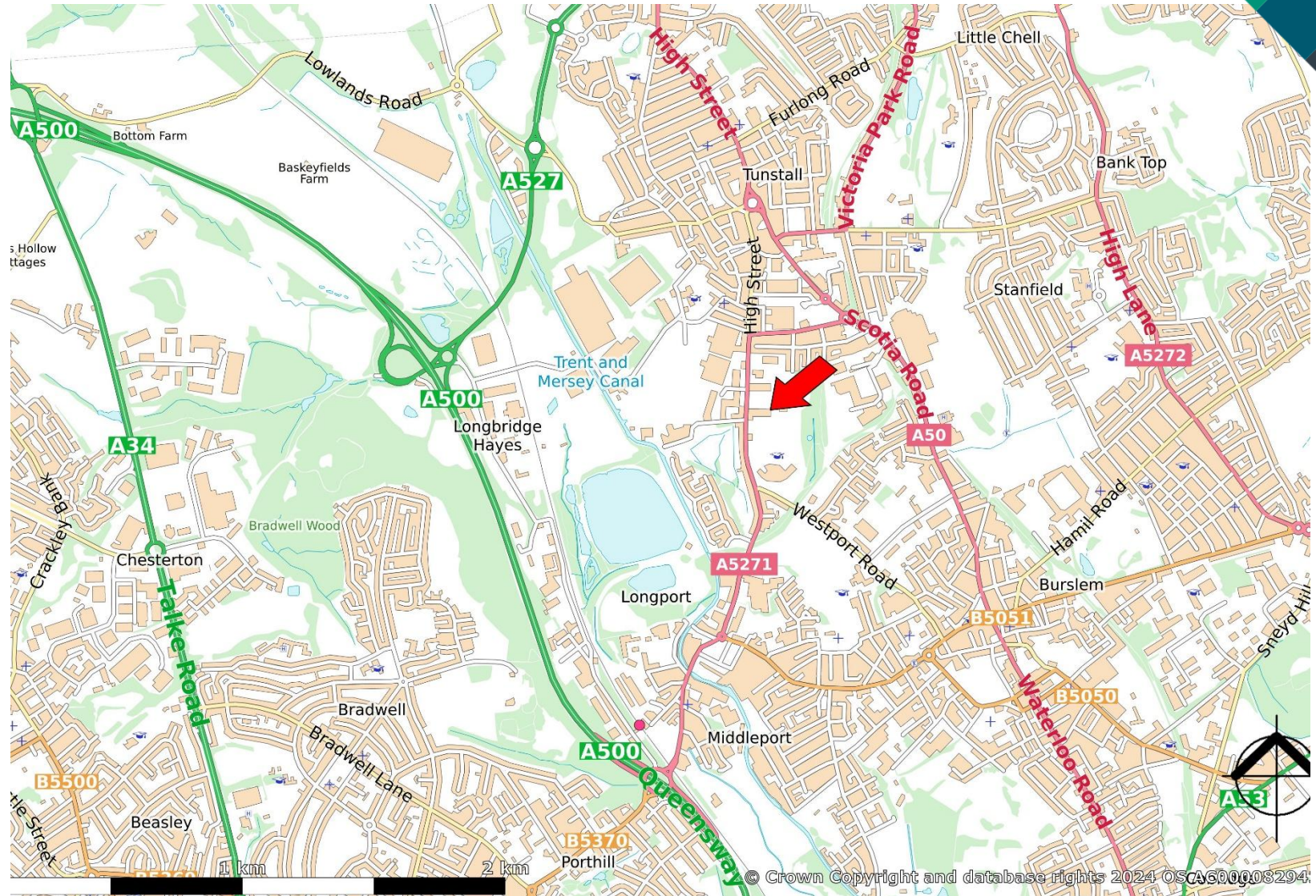
## CONTACT

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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.