

TO LET

QUEENSWAY INDUSTRIAL ESTATE

Longbridge Hayes Road, Stoke on Trent, ST6 4DS



INDUSTRIAL / WAREHOUSE PREMISES

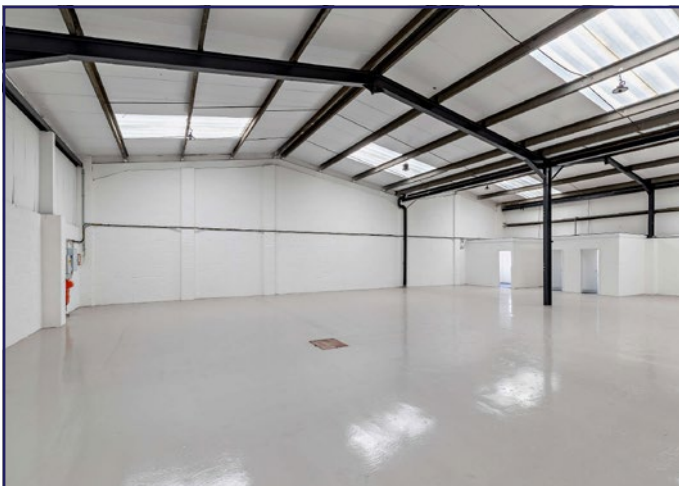
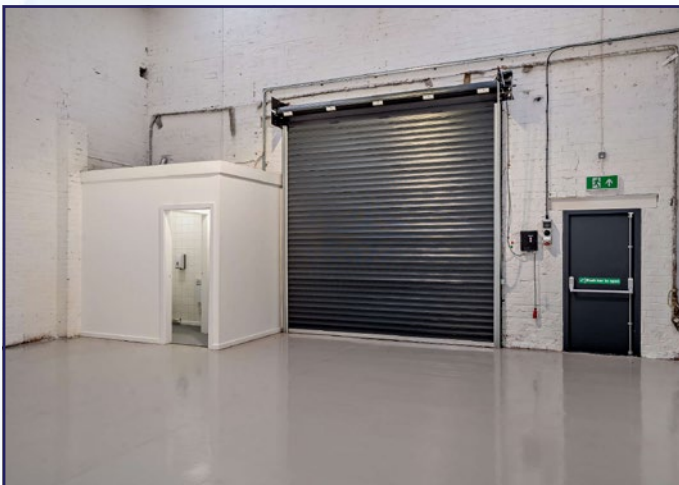
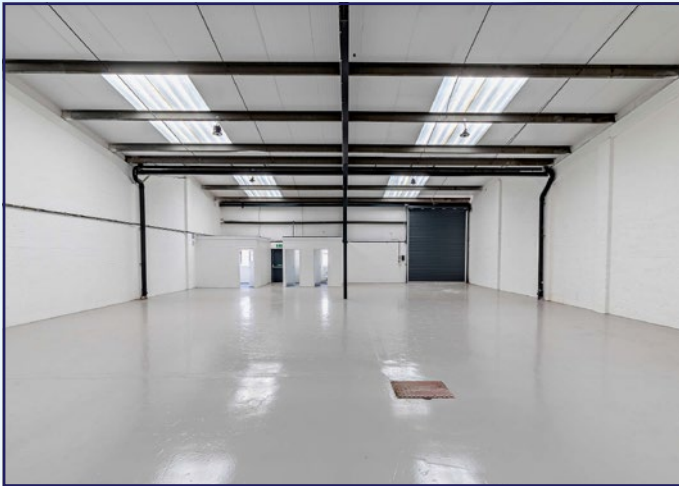
2,288 - 10,768 sq ft (212.56 - 1,000.37 sq m)

(Approx. Total Net Internal Area)

**REFURBISHED
INCLUDING NEW ROOF**

LOCATION

Queensway Industrial Estate is located in Longport and accessed from Longbridge Hayes Road and sits alongside the A500 dual carriageway. Queensway Industrial Estate has direct access onto the main A500 dual carriageway (D Road) which provides links to the remaining towns of Stoke on Trent and Newcastle under Lyme. The A500 also provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).



DESCRIPTION

The premises comprise of a variety of accommodation options available on the estate which has undergone extensive refurbishing including new roof.

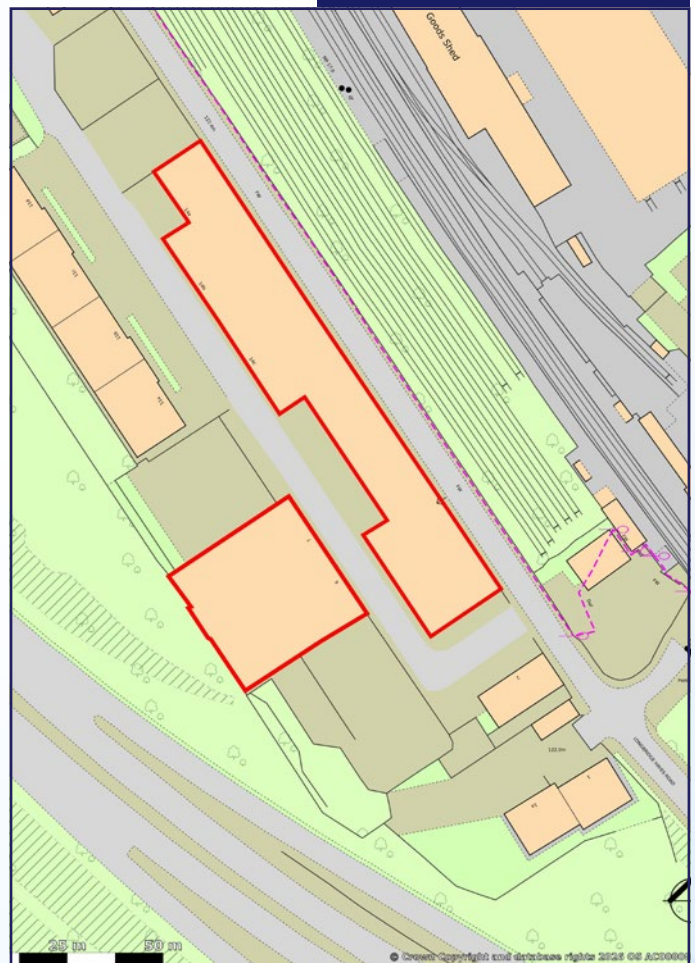
Units 14B - F and 6-8 offer;

- Industrial/ warehouse space
- WCs
- Eaves Height 5.1m to 6.5m
- Electric Roller Shutter Doors
- LED Lighting
- Onsite parking

Unit 14G-K offers;

- Industrial / warehouse space
- 5.1m eaves height
- WCs and Kitchen facilities
- Ground floor storage (3,750 sq.ft.)
- First Floor office accommodation (3,750 sq.ft.)
- LED Lighting
- Air Conditioning
- Onsite Parking Car parking is available onsite.

POSTCODE: ST6 4DS

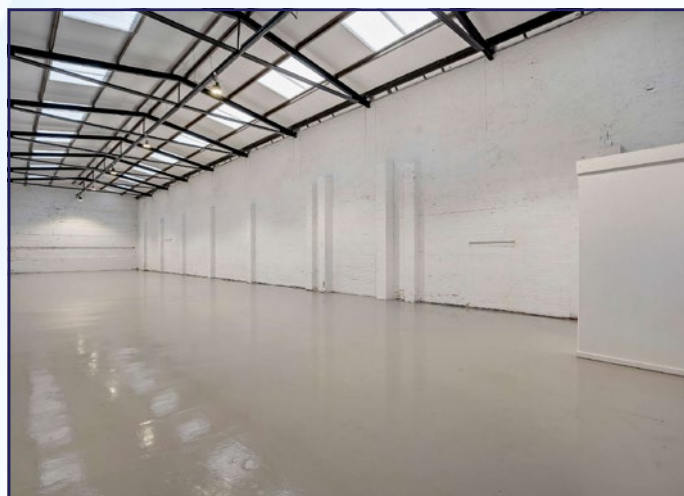


ACCOMMODATION

	SQ M	SQ FT
14B	329.5	3,547
14C	330	3,552
14D	331.7	3,570
14E	212.6	2,288
14G	1000.4	10,768
Unit 6	634.6	6,831
Unit 7	352.4	3,793
Unit 8	357.6	3,849
TOTAL Approx. Net Internal Area	3,548.7	38,198

TENURE

A new internal repairing and insuring lease is available on terms to be agreed.



RENT

POA

BUSINESS RATES

Units are due to be reassessed as individual units. Estimates are available from the agents. We also recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant / purchaser is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

EPC

B & C

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 02/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(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. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.