

TO LET

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



REFURBISHED MODERN INDUSTRIAL / TRADE COUNTER PREMISES

5,430 sq ft (504 sq m) (Approx. Total Gross Internal Area)

- New Loading Door, Cladding and Roof
- LED Lighting
- Offices
- Onsite Parking and Large Yard

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

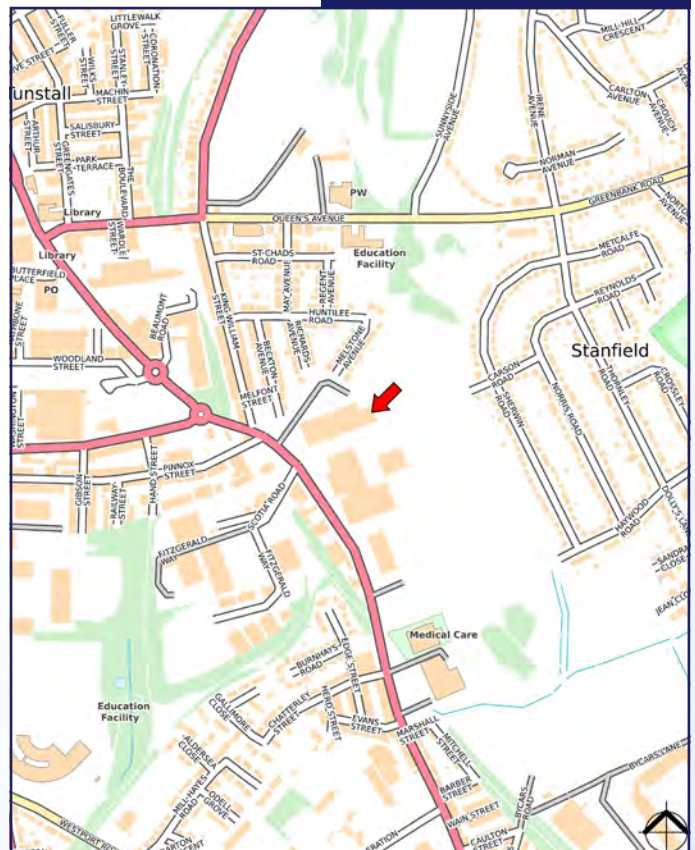
The unit benefits from;

- 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

Offices are currently in situ from the previous tenant. The landlord may consider leaving these in situ, if of interest to a tenant. These will otherwise be removed in line with the images shown.



POSTCODE: ST6 4JD



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	504.44	5,430

RENT

£55,115 +VAT per annum.

RATING ASSESSMENT

Rateable Value - £39,250 (2026 Listing)

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – B (34)

TENURE

A new full repairing and insuring lease is available.

PLANNING

Interested parties to make their own enquiries to Stoke-on-Trent Council Planning Department 01782 234 234.

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 purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party is to be responsible for their own costs incurred within this transaction.

VAT

All prices quoted exclusive of VAT.

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 the joint agents

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MOUNSEYS

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SUBJECT TO CONTRACT Ref: ST1211 Date: 09/26

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.
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