

TO LET

DANIEL PLATTS BUSINESS PARK
CHARLES CLOWES DRIVE, OFF BROWNHILLS ROAD
TUNSTALL, STOKE ON TRENT, ST6 4JU

harrislamb
PROPERTY CONSULTANCY



NEW INDUSTRIAL / WAREHOUSE UNITS

2,178 - 12,195 sq ft (202 - 1,115 sq m) (Approx. Gross Internal Area)

- 12 High Specification Units
- Available Individually or Combined
- Surrounding occupiers include Tile Mountain, Toolstation, UK Storage, Topps Tiles and JCH Marine

**ENTERPRISE ZONE
BUSINESS RATES SAVINGS**

LOCATION

Daniel Platts Business Park is located on the edge of Tunstall Town Centre accessed off A5271 Brownhills Road via Charles Clowes Drive. The location provides good access the A500 which connects to other aerial roads in the areas to include Junctions 15 and 16 M6 Motorway and the A50 providing access to Derby and the M1 Motorway.

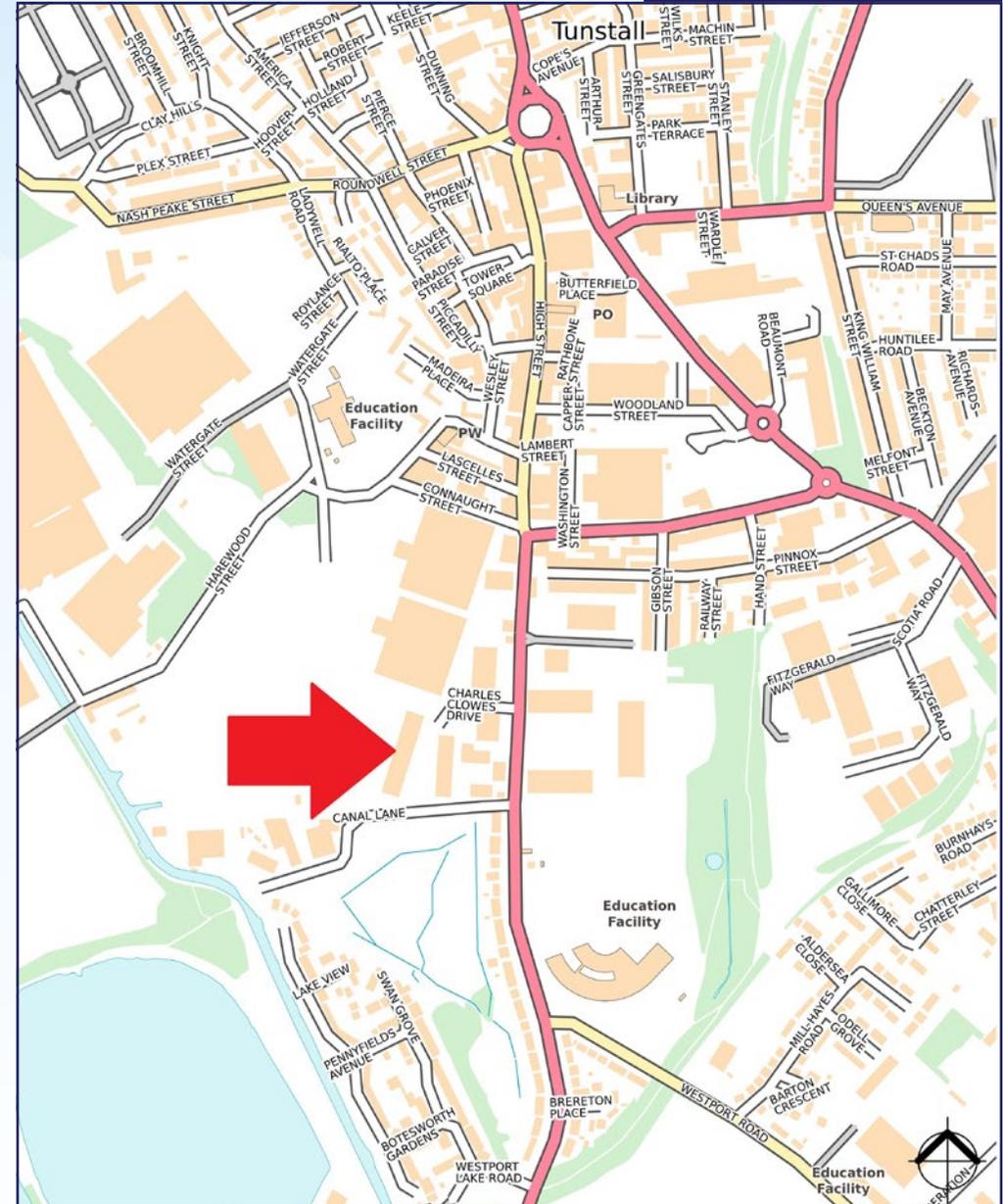
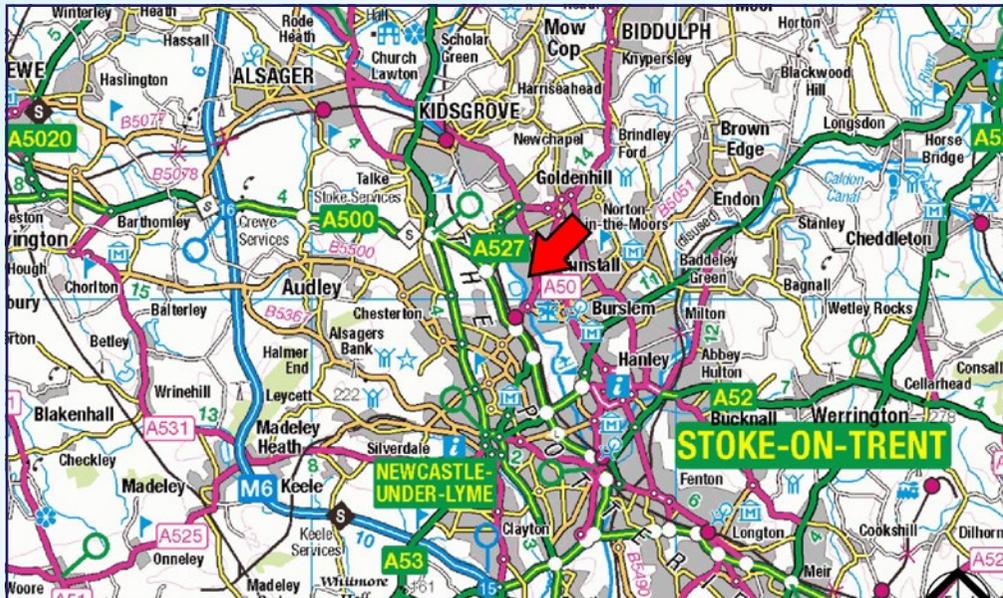
The scheme is the latest phase of development at Brownhills Road where to date over 300,000 sq ft of warehousing and industrial space has been developed for a broad range of occupiers to include Tile Mountain, Assurant Device Care, Toolstation, Vertu Motors and JCH Marine.

DESCRIPTION

The scheme comprises two terraces of brand-new high specification industrial / warehouse units. Each unit has been constructed to shell specification enabling occupiers to undertake bespoke occupier fitout. The specification includes 7m eaves, a glazed reception / office entrance and loading doors to each unit.

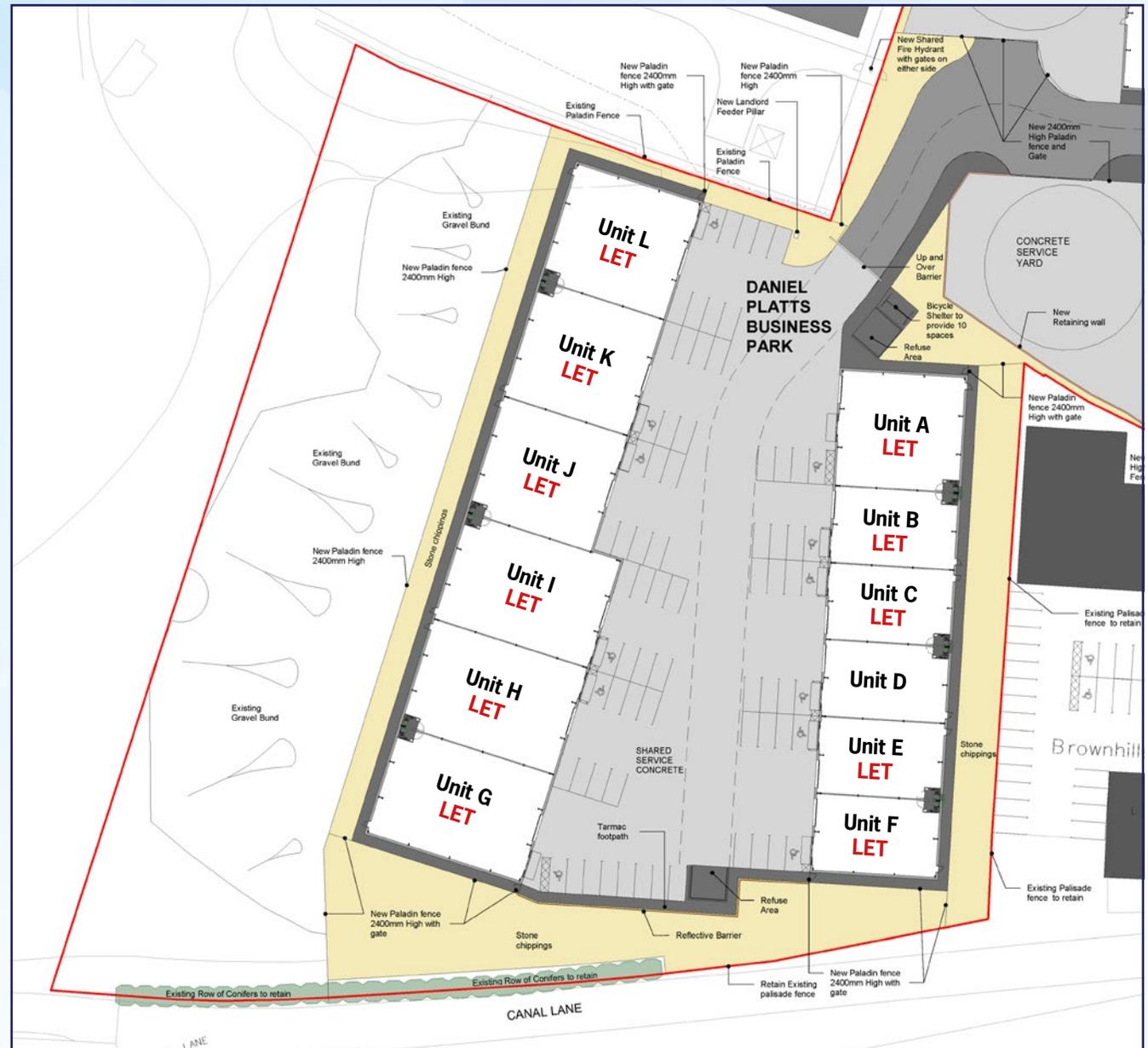
Internal diving walls have not been put in to some units enabling unimpeded use of multiple units if required.

To the front of the units there is a concrete car parking / loading area.



ACCOMMODATION

	SQ M	SQ FT	RENT Per annum exclusive	EPC
Unit A LET	278	3,327	£33,500	B (50)
Unit B LET	185	2,184	£22,000	C (54)
Unit C LET	185	2,178	£22,000	C (55)
Unit D	185	2,179	£22,000	C (54)
Unit E & F LET	370	4,431	£38,000	B (50)
Unit G - I LET	1,132	12,195	£104,000	B (47)
Unit J - L LET	1,115	10,932	£93,000	B (47)



TENURE

Available on new full repairing and insuring lease.

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. The tenant is advised to obtain verification from their solicitor or surveyor.

CERAMIC VALLEY ENTERPRISE ZONE – BUSINESS RATES

Interested parties are to make their own enquiries with the local authority for individual unit rateable values however, Daniel Platts Business Park is located within the Ceramic Valley Enterprise Zone giving eligible occupiers Business Rates Savings for up to 3 years, subject to an occupier being in occupation of the buildings by 31st March 2024.

Further information available from the agents.

ANTI MONEY LAUDERING CHECKS

The Money Laundering Regulations require identifications checks to be undertaken on all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification from the purchasing / leasing entity.

LEGAL COSTS

Each party to be responsible for their own costs incurred.





VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1151 Date: 02/24

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