



Existing Unit Immediately Available

GXO Stone, Opal Way, Stone, Staffordshire, ST15 0SS

102,531 sq ft

Available on a flexible basis via a sublease from GXO

For Sublease

Location

The property fronts Opal Way on Stone Business Park within Stone some 8 miles north of Stafford and 8.5 miles south of Stoke.

The property is located within the strategic M6 corridor situated between J14 (7miles approx.)and J15 (8 miles approx.) of the M6.

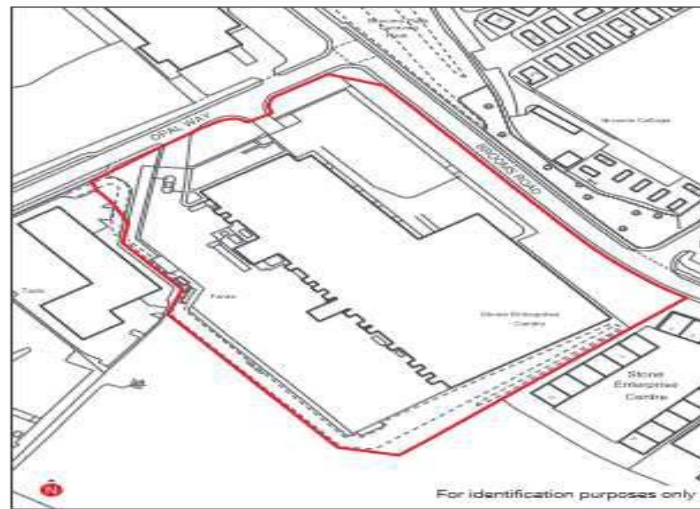
Stone Business Park is an established industrial location and is home to a number of well known occupiers. In the near region occupiers include Screwfix, Dunelm and Smyth Toys which highlight the location as a logistics destination.

Description

The building is of steel frame construction built initially in 1986 with an extension added in the 1990s which has been used as cold store by GXO.

The building features of the unit include :

- 12 loading docks
- 10.5m minimum eaves height
- 48m yard
- 23 HGV spaces
- LED lighting
- Canteen / other welfare provisions
- Large secure yard
- Fuel pump
- 5% Office accommodation
- Security gatehouse and barrier access



Accommodation

The property sits on a site of approx 7.3 acres representing a site cover of 34%.

Description	Area (sq ft)
Warehouse	97,417
Office	5,114
Total	102,531

Terms

New Full Repairing and Insuring Lease for a term to be agreed.

Rent

Upon application.

EPC

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