

UNIT C

200 Scotia Rd

TUNSTALL, STOKE ON TRENT, ST6 4JD

15,500 sq ft (1,440 sq m)



TO LET

FULLY REFURBISHED WAREHOUSE / INDUSTRIAL UNIT

ENTER





Tile Mountain

ALDI

ASDA

MATALAN

Argos

home bargains

Iceland

Boots

Topps Tiles

Royal Mail

Hymor Timber

tunstall
CARDS BUILDERS

TP Travis Perkins

SCREWFIX

halfords

énergie
Fitness
ASDA

Unit C



AERIAL // LOCATION // DESCRIPTION // SITEPLAN // FURTHER INFORMATION

200 Scotia Rd



LOCATION

The property is located 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.

Driving Times



MANCHESTER
CITY CENTRE
60 mins



BIRMINGHAM
CITY CENTRE
60 mins

	Distance (miles)	Time (minutes)
A500	1.5	4
A53	1.5	4
Stoke-on-Trent	4.1	10
M6 Jn 16	6.4	12
M6 Jn 15	7.7	16
M54	35.6	40



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DESCRIPTION

The business park offers a range of high quality, refurbished, industrial/warehouse units of portal frame construction.

Unit C comprises of a self-contained unit towards the rear of the site with two level loading doors.

The unit benefits from the following specification:



Additional external storage is available via a level and concrete surfaced compound to the rear of the site. The compound is available by way of separate negotiation and measures approximately 0.38 acres (0.15 hectares). Further information is available upon request from the agents.



NEW LOADING DOORS



WCS & KITCHENETTE



ON-SITE PARKING



NEW WINDOWS AND DOORS



NEW CLADDING TO ELEVATIONS



EAVES HEIGHT 4.4M

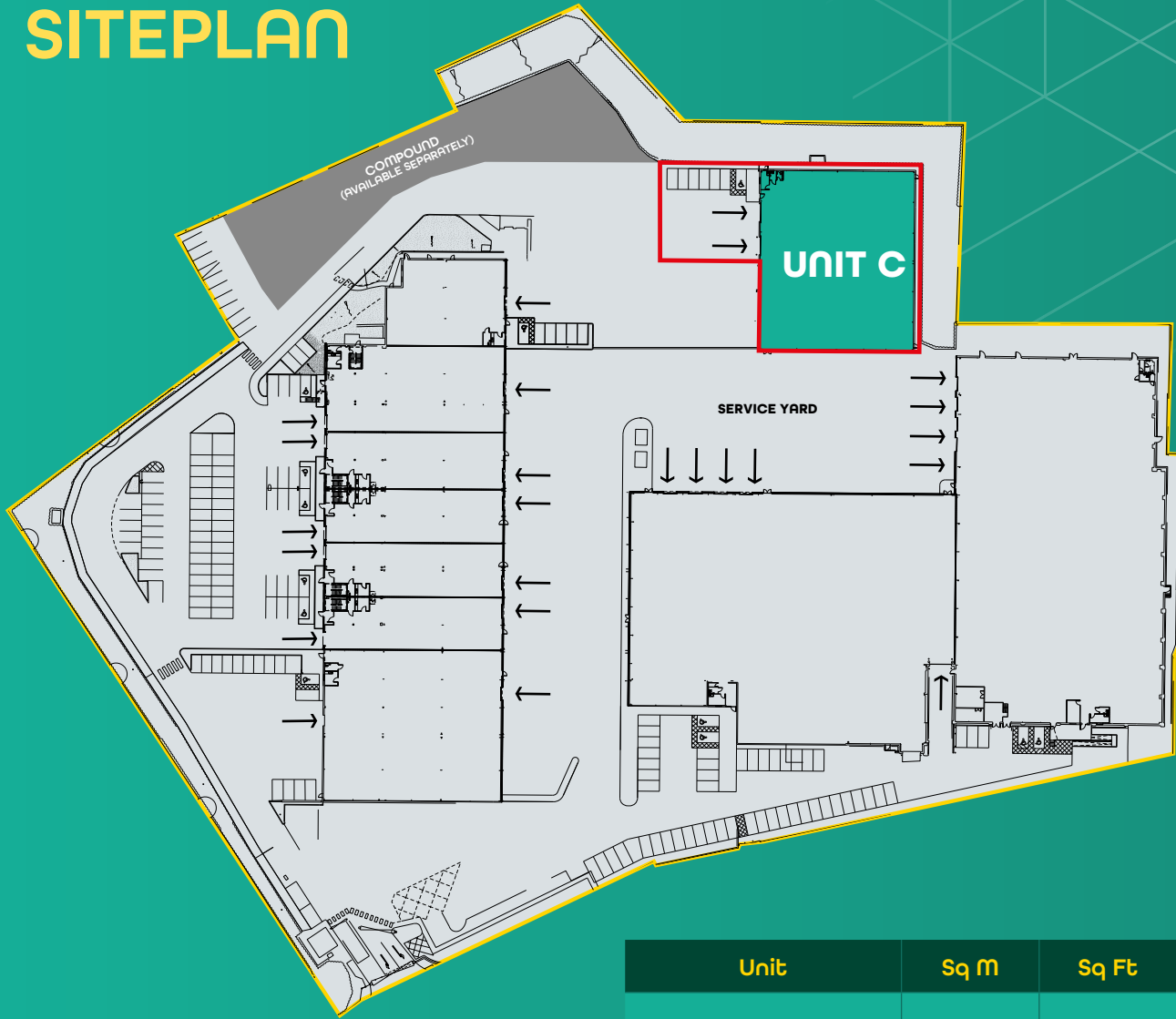


3-PHASE POWER SUPPLY KVA 276



LARGE EXTERNAL YARD

SITEPLAN



Unit	Sq M	Sq Ft
C	1,440	15,500
COMPOUND (AVAILABLE SEPARATELY)	1,544	16,620





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FURTHER INFORMATION

TENURE

Available on new Full repairing and insuring leases. Lease terms to be agreed.

EPC

EPC 'B'.

SERVICE CHARGE

Will be levied, details available upon request.

BUSINESS RATES

The units are to be reassessed individually. Interested parties are advised to make further enquiries to the local authority (Stoke on Trent City Council).

VAT

VAT will be payable.

PLANNING

Interested parties are advised to make enquires of the local planning authority (Stoke on Trent City Council).

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