



To Let

141,121 sq ft Industrial/Logistics unit

- Fully fitted and racked
- Excellent connectivity with M6/A50/A500/A34
- 12m minimum eaves
- B1, B2 and B8 with 24hr use
- EPC Rated A14
- BREEAM Very Good
- 500 kva power supply

Stoke 141

Campbell Road, Stoke-on-trent, ST4 4EY

141,121 sq ft

13,110.57 sq m

Reference: #149819

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Description

Stoke 141 provides 141,121 sq ft of modern fully fitted industrial and logistics space. The unit is situated in a well established industrial area surrounded by companies such as Dunelm, Michelin, Amazon, Simarco Worldwide Logistics and Sainsbury's.

The unit was speculatively built in 2019 and is a self-contained building and benefits from the following specification:

- 12 metres minimum eaves
- A 50 metre yard
- 14 loading doors (12 dock levellers and 2 level access doors).
- A car park of 143 spaces
- 39 HGV spaces
- A tenant fit out comprising racking, ground floor offices, welfare facilities and WCs
- First floor offices

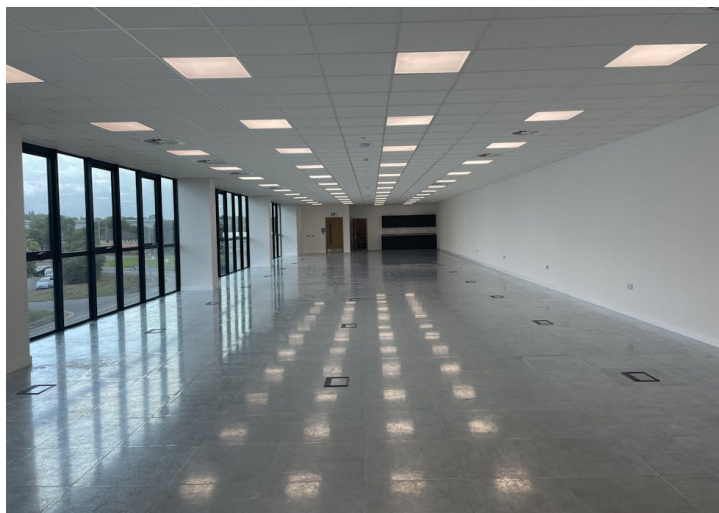
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	134,725	12,516.36
Ground - and First floor	6,396	594.21
Total	141,121	13,110.57

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Location

The unit is located on Campbell Road which has direct road links to the A500, which is the main 'A' Road off Junction 15 of the M6 motorway, this is approximately two miles to the west. This in turn provides excellent road links to both the Midlands and North-West areas.

Stoke Town centre is approximately two miles to the north-east with an estimated drive time of five minutes. Manchester, Birmingham, Sheffield, Wolverhampton, Nottingham and Leicester are all within a two hour drive of the building. Two of the UK's most important freight airports, Manchester and East Midlands, are both within 1 hour and 30 mins HGV drive time. This supports the strategic location of Stoke 141, as it offers access to national and internal suppliers/markets.

Viewings

If you would like further details on this property or would like to arrange a viewing, please contact the agents below:

Steven Jagers

0121 214 9953 | 07837 995259

steven.jagers@jll.com

Richard James-Moore

0121 214 9817 | 07469 403599

richard.james-moore@jll.com

Richard Mounsey (Mounsey Surveyors)

01782 202294

richard@mounseysurveyors.co.uk