

Industrial

# Unit 14A | Queensway Industrial Estate

📍 Longbridge Road, Stoke on Trent, ST6 4DS

## Unit 14A | 4,496 sq ft

Industrial Unit in an established business location

Queensway Industrial Estate is located in an established trade location, with excellent rail and major road access. The estate provides a range of units which would be suited to uses including trade/retail counter, warehouse and manufacturing.

Lease Type

New



### ✔ Unit Summary

- Ideal Trade Counter Units
- Flexible Space
- Secure Estate
- Car Parking
- 24 Hour Access
- Close to Transport

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,300.00	£6.52
Rates	£10,206.00	£2.27
Maintenance Charge	£4,700.00	£1.05
Insurance	£899.20	£0.20
<b>Total Cost</b>	<b>£45,105.20</b>	<b>£10.03</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

The estate is located just off Porthill Roundabout which provides access to the A500 and Stoke-on-Trent city centre can be reached within 5 minutes. Newcastle-under-Lyme city centre is less than 10 minutes drive away. The M6 is located 6 miles away, offering excellent transport links across the UK.



### Road

The estate provides direct access to the A500, providing direct access to Stoke-on-Trent. The A500 also joins the M6 to the north.



### Airport

Manchester Airport is situated approximately 35 miles north of the property and is within 1 hour drive time.



### Rail

The estate provides direct access to the A500, providing direct access to Stoke-on-Trent. The A500 also joins the M6 to the north.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (89)

## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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