

Unit 14B & K | 27,420 sq ft

Industrial unit with office accommodation

Queensway Industrial Estate is located in an established trade location, with excellent rail and major road access. The estate offers a good supply of car parking spaces and also demised, secure storage compounds.

Unit(s) can be taken as a whole or individually, with sizes ranging from c1,500-

27,420sqft. Unit 14b-k will undergo a full refurbishment in the new year and will offer various sized spaces to suit different uses; from start up units to an office/ warehouse headquarters for an established company.

POA dependent upon size requirement

Unit(s) available from Spring 2024.

Lease Type



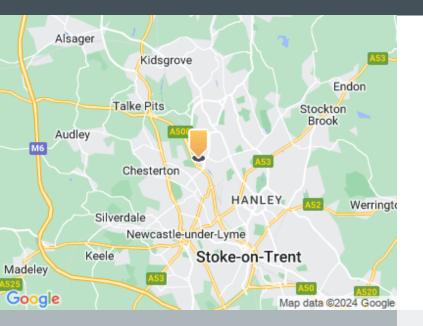
Occupational Costs

	Per Annum	Per Sq Ft
Rent	£150,300.00	£5.48
Rates	£60,884.00	£2.22
Maintenance Charge	£28,500.00	£1.04
Insurance	£5,484.00	£0.20
Total Cost	£245,168.00	£8.94

Unit 14B & K | Queensway Industrial Estate



Longbridge Road, Stoke on Trent, ST6 4DS



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	C (73)	



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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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