

**TUNSTALL
ARROW NORTH**



TO LET

NEW INDUSTRIAL / WAREHOUSE UNIT

31,170 SQ FT (2,896 SQ M)

James Brindley Way, Stoke-on-Trent ST6 5FD



www.tunstallarrow.com

DESCRIPTION

Tunstall Arrow North
Unit 1

Unit 1 is a new self contained 31,000 sq ft industrial / warehouse unit. There is a two storey office area with double height atrium. The unit is available for immediate occupation.

Nearby occupiers include



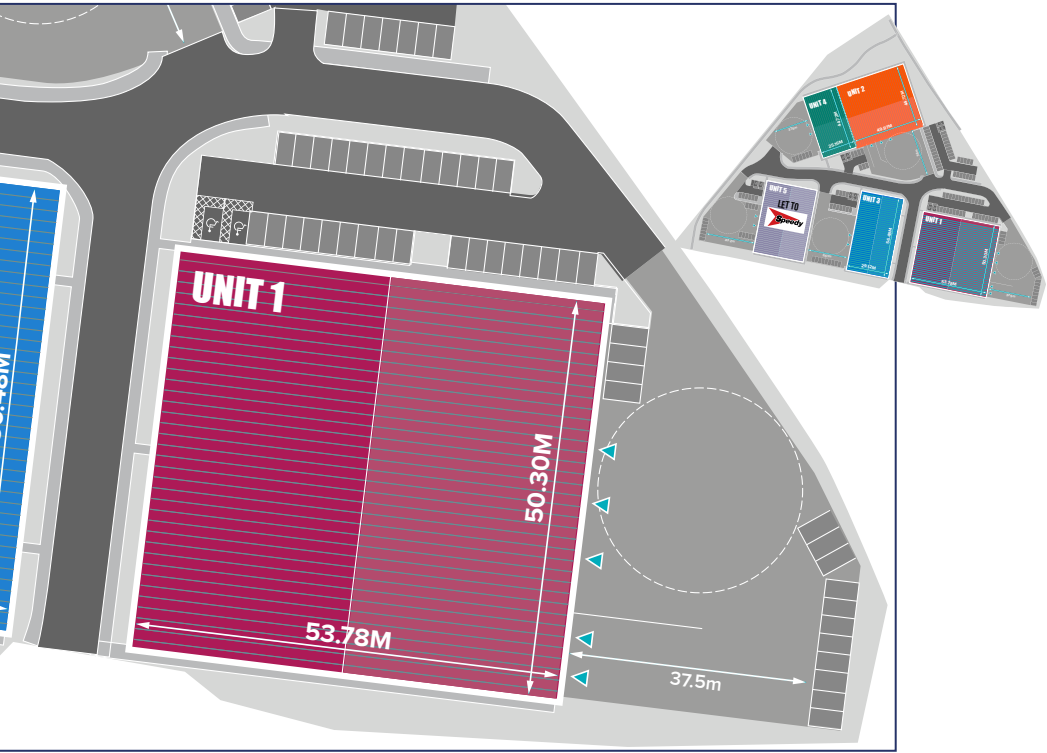
ACCOMMODATION

Specification

- 10m eaves height
- Warehouse floor slab loading 50kn/m²
- Three 4m x 5m electronically operated loading doors
- Two dock levellers
- High-quality, fully-fitted ground and first floor offices and amenity area
- Male, female and mobility-impaired WCs
- Secure gated service yard and car parking area 37.5m yard depth
- 47 dedicated car park spaces
- 6 electric vehicle charging points
- 260 kVA 3-phase electricity supply / gas connected
- Access to super-fast broadband

UNIT 1	SQ FT	SQ M
Warehouse	28,424	2,640.7
Offices	2,746	2,55.1
Total	31,170	2,895.8

Floor areas are based on the gross internal area (GIA)



Environment

ESG credentials are important to the developers and feature throughout the scheme.

ESG Credentials

EPC Grade A Rating

Roof structures to accommodate solar PV's

Air source VRF heating and cooling

Roof and wall cladding 100% non combustible materials

LED lighting to offices

EV charging points to each unit

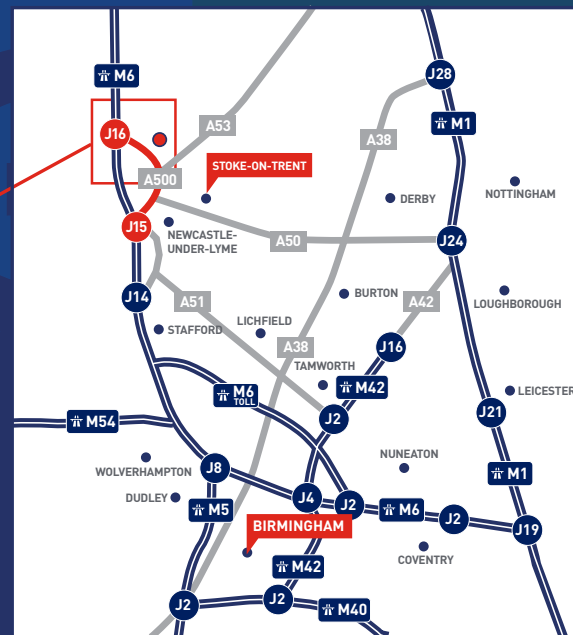
Natural light provided by translucent roof lights

LOCATION

Tunstall Arrow North is located within Stoke-on-Trent, north of Tunstall town centre.

It is situated within 5 minutes of the A500 dual carriageway which links to Junctions 15 and 16 of the M6 motorway.

The A500 also interconnects with the A50 dual carriageway providing a major east west link with the A38 and M1 motorway.



Terms

Available on a leasehold basis for a term of years to be agreed.

VAT

Chargeable where applicable at the prevailing rate.

Rates

Tenants will be responsible for payment of rates and an annual service charge.

Certain occupiers may be liable for business rates relief subject to them meeting certain criteria, more details are available on request.

Legal

Each party is responsible for their own legal costs.

Viewing

To arrange a viewing, please contact the joint agents.



arrow.frozen.rods

what3words

Sat Nav - ST6 5FD

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