

Unit 3, Innovation Way, Tunstall, Stoke-on-Trent, Staffordshire, ST6 4BF.

TO LET

- New build warehouse/trade counter unit.
- Located on Innovation Way, Tunstall, Stoke-on-Trent.
- Unit benefits from 6m eaves with an office and WC facilities as standard.
- 4 allocated parking spaces.
- 2,982 sq. ft (277 sq. m.) GIA.
- Now complete & ready for immediate occupation.
- Rent: £25,350 per annum exc of VAT.

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DESCRIPTION

Innovation Way consists of a range of new build commercial warehouse/trade counter units located on Innovation Way, Tunstall, Stoke-on-Trent in close proximity to the Genesis Centre. Unit sizes ranging from 2,185 sqft to 5,210 sqft. A total of 9 units have now been completed and ready for immediate occupation. Each unit benefits from 6m eaves, an office, WC, on-site parking with disabled bays and bike & bin stores.

Unit 3 provides 2,982 sq. ft. (277 sq.m) GIA of accommodation with 4 allocated car parking spaces.

LOCATION

The site is located on Innovation Way, Tunstall, Stoke-on-Trent off the A527 with direct access to the A500 allowing access to both the north and south of the city. The development is adjacent to the Genesis Centre which consists of modern serviced offices, meeting & conference facilities.

The A500 is an urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 motorway. There is also good access to all the Stoke-on-Trent towns as well as Newcastle-under-Lyme. The A500 provides access onto the A50 dual carriageway which provides an east west route across the country linking junction 15 of the M6 motorway through to Derby and onto the M1 motorway at junction 24A.

SITE ACCOMMODATION & ASKING RENTS

Unit	Size	Price (p.a.)
Unit 1	3,391 sq ft (315 sq m)	£28,825 p.a.
Unit 2	3,391 sq ft (315 sq m)	£28,825 p.a.
Unit 3	2,982 sq ft (277 sq m)	£25,350 p.a.
Unit 4	2,217 sq ft (206 sq m)	£18,845 p.a.
Unit 5	2,508 sq ft (233 sq m)	£21,320 p.a.
Unit 6	2,863 sq ft (266 sq m)	£24,335 p.a.
Unit 7	2,185 sq ft (203 sq m)	£18,570 p.a.
Unit 8	4,424 sq ft (411 sq m)	£37,605 p.a.
Unit 9	5,210 sq ft (484 sq m)	£44,285 p.a.

PLANNING

Planning consent has been granted with B1b, B1c (now E), B2 & B8 use classes. We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.

ENERGY PERFORMANCE CERTIFICATE

Energy rating to be confirmed upon construction.

SERVICES

Mains electricity, water, drainage are to be connected. We believe gas is available to exterior of each unit subject to connection. These services have not been tested by the agent.

ASSESSMENT

The Rateable Value of each unit will be assessed upon construction/occupation.

TENURE

On a new full repairing and insuring lease for a minimum term of 3 years.

RENT

£25,350 p.a. plus VAT at applicable rate.

COSTS

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

VAT

Payable as applicable.

Viewing

By arrangement with Louis Taylor Commercial 01782 260222.

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