



4 TUNSTALL ARROW SOUTH

**MODERN WAREHOUSE
WITH SECURE YARD AND PARKING
20,458 SQ FT (1,900 SQ M)**

- 8m eaves height
- Secure gated yard and 26 dedicated parking spaces
- Yard depth 41.1m
- 100 kVA 3-phase electric supply
- Loading and dock level loading doors

**JAMES BRINDLEY WAY
STOKE-ON-TRENT
STAFFORDSHIRE ST6 5GF**

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A modern portal framed warehouse with secure yard and parking, built 2018, one of five units on Phase 1 of the development.

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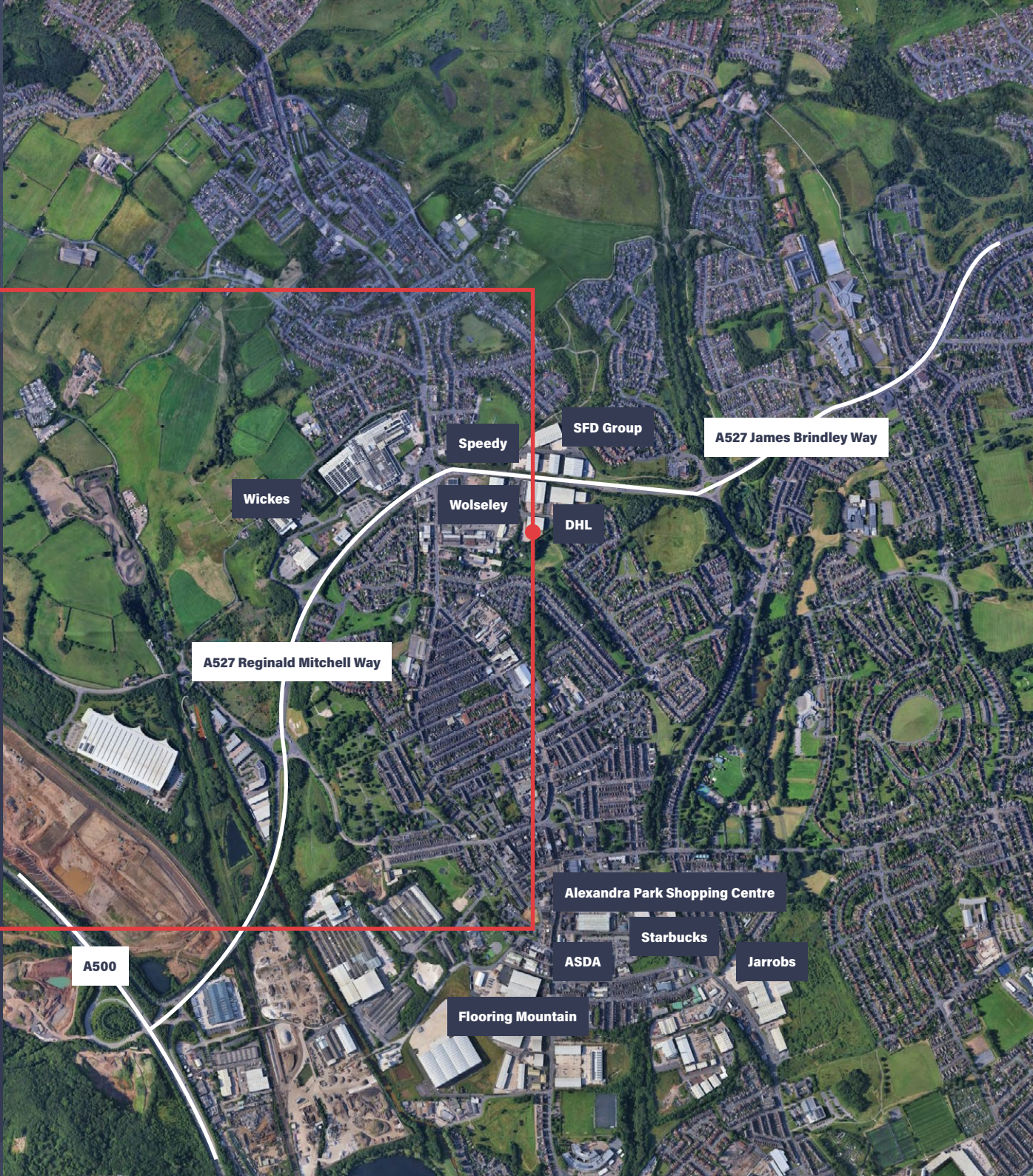




LOCATION

Located within Stoke-on-Trent, to the north of Tunstall town centre and within 5 minutes of the A500 dual carriageway, which links to Junction 15 & 16 of the M6 motorway. The A500 also interconnects with the A50 dual carriageway providing a major east-west link to the M1 motorway.

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KEY FEATURES

	8m eaves height
	Two 4m x 5m electronically operated loading doors
	One 4m x 5m dock level loading door
	Secure gated yard and 26 dedicated parking spaces
	Potential for an additional 4 parking spaces
	Yard depth 41.1m
	100 kVA 3-phase electric supply
	Two storey offices
	Ground floor 2 x WCs plus accessible WC & shower
	First floor 2 x WCs
	Gas connected
	Three incoming fibre lines
	LED Lighting
	Floor slab loading 50kN/m2



ACCOMMODATION

The property provides the following approximate gross internal areas:

Warehouse	18,958 sq ft	1,761.26 sq m
First Floor office	1,500 sq ft	139.35 sq m
Total	20,458 sq ft	1,900.61 sq m



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RENT

On application.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

Rents are exclusive of, but are liable to VAT at the prevailing rate.

RATES

The rateable value in the 2026 VOA Listing £135,000. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

EPC rating A-22.

**FURTHER
INFORMATION**

Contact owner direct:



Sarah Lindsay
sarah@4thindustrial.com
07780 483 282

4thindustrial.com

VIEWINGS

Strictly via sole agents:



Richard Mounsey
07786 528 450
richard@mounseysurveyors.co.uk

Rob Stevenson
07384 543 055
rob@mounseysurveyors.co.uk

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