

Industrial

UNIT 8 | QUEENSWAY INDUSTRIAL ESTATE

Longbridge Road, Stoke on Trent, ST6 4DS

UNIT 8 | 3,849 SQ FT

Industrial Unit

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
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Unit Summary

- 24 Hour Access
- Refurbished Unit
- Close to Transport
- 3 Phase Power
- Flexible Space
- WC Facilities

[View Floor Plans](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£30,000.00	£7.79
Rates	£7,182.00	£1.87
Maintenance Charge	£5,388.60	£1.40
Insurance	£769.80	£0.20
Total Cost	£43,340.40	£11.26

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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
A500: 1 mile



Airport
Manchester: 35 miles



Rail
Longport: < 1 mile

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	B (43)



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Indurent 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 indurent.com"



+44(0) 808 169 7554



For more info please visit: unit.info/UIP0104113

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