

HAMMOND
CHARTERED SURVEYORS



Unit 8B Brownhills Business Park, canal Lane, Tunstall, Stoke on Trent, ST6 4RP
To Let £12,000 per annum
Industrial Unit 102.30 sq. m (1,101 sq. ft) GIA

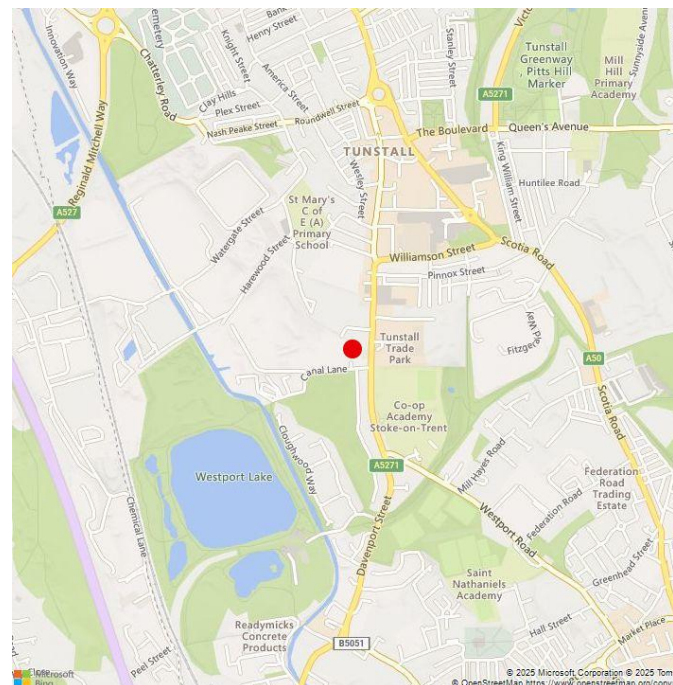
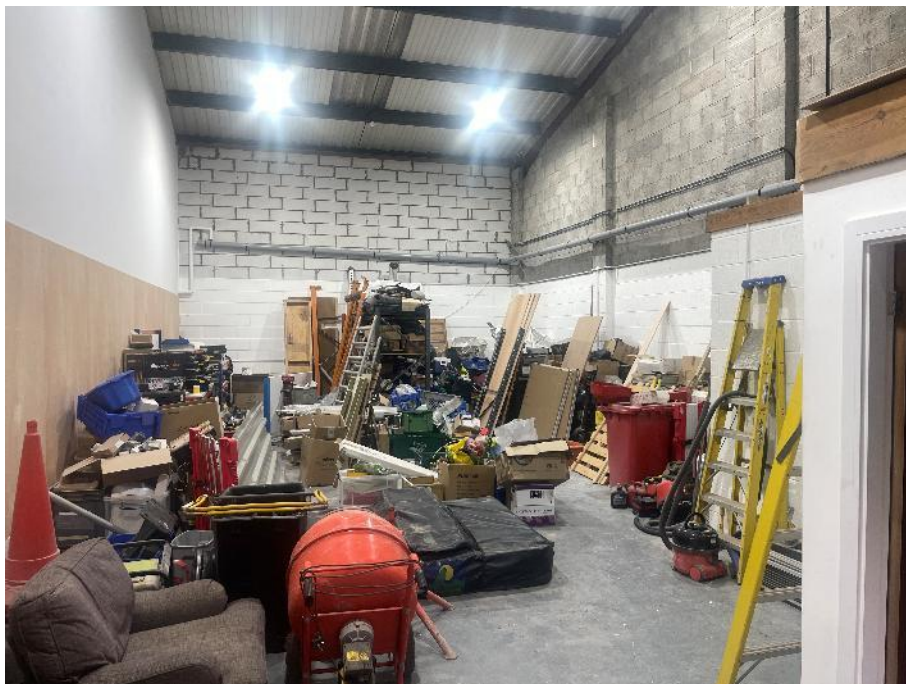
Location

The property is located on Brownhills Business Park approximately 0.30 miles to the south of Tunstall town centre, off Brownhills Road (A5271) within easy reach of the A500/A50/A34 and the M6 motorway.

Description

The property comprises a mid-terrace industrial unit of portal steel frame construction with brick and insulated steel sheet clad elevations under an insulated steel sheet clad roof. To the front of the unit there is a car park in shared use with the other units on the Business Park.

Measured internally the unit has approximately 5.10m (16ft 8') eaves and is approximately 15.00m (49' 3') deep and 6.82m (22' 5') wide. The unit has a 3.63m (11' 11') loading door to the front elevation and provides open plan workshop/storage space together with a small office, kitchenette, shower and toilet.



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Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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Accommodation

	Sq. m	Sq. ft
Gross Internal Area	102.30	1,101

Services

- 3-phase electricity
- Mains water
- Mains drainage
- LED lighting
- Fire alarm

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Energy Performance

- TBC

Planning

Uses falling within Use B2 (General Industrial) are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

Rating

TBC. The property is currently assessed as part of Unit 8.

Tenure

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

Rent

£12,000 per annum

Service Charge

TBC

VAT

VAT is applicable to all amounts.

Costs

Each party is to be responsible for their own legal costs.

Background Checks

Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT is payable.

Anti-money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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Viewings

Viewing is strictly by appointment with the Sole Agent:

Contact

For further information please contact:

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December 2025

Subject to Contract

Misrepresentation Act

The Agent and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of the Agent has the authority to make or give any representation or warranty in relation to this property.



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