

Industrial

Unit 6-8 | Queensway Industrial Estate

📍 Longbridge Road, Stoke on Trent, ST6 4DS

Unit 6-8 | 14,473 sq ft

Industrial Unit in an established business location

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. Unit(s) can be taken as a whole or individually, with sizes ranging from c5,000-14,473sqft. POA dependent upon size requirement Fully refurbished unit(s) available from Spring 2024

Lease Type

New



✔ Unit Summary

- Private Yard
- Close to Transport
- LED Lighting
- Flexible Space
- Premier Industrial Location
- Car Parking

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£79,300.00	£5.48
Rates	£7,182.00	£0.50
Maintenance Charge	£15,100.00	£1.04
Insurance	£2,894.60	£0.20
Total Cost	£104,476.60	£7.22

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.

➔ For more info please visit: unit.info/UIP0101534

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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

The estate provides direct access to the A500, providing direct access to Stoke-on-Trent. The A500 also joins the M6 to the north.



Airport

Manchester Airport is situated approximately 35 miles north of the property and is within 1 hour drive time.



Rail

The estate provides direct access to the A500, providing direct access to Stoke-on-Trent. The A500 also joins the M6 to the north.

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	E (112)

Key Contact



Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials 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 Industrials.co.uk."



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