

Industrial

# Unit 14B & K | Queensway Industrial Estate

📍 Longbridge Road, Stoke on Trent, ST6 4DS

## Unit 14B & K | 27,420 sq ft

Industrial unit with office accommodation

Queensway Industrial Estate is located in an established trade location, with excellent rail and major road access. The estate offers a good supply of car parking spaces and also demised, secure storage compounds.

Unit(s) can be taken as a whole or individually, with sizes ranging from c1,500-27,420sqft.

Unit 14b-k will undergo a full refurbishment in the new year and will offer various sized spaces to suit different uses; from start up units to an office/ warehouse headquarters for an established company.

POA dependent upon size requirement.

Unit(s) available from Spring 2024.

Lease Type

New



### ✔ Unit Summary

- High Level of Office Accommodation
- Kitchen Facilities
- 24 Hour Access
- Premier Industrial Location
- Close to Transport
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£150,300.00	£5.48
Rates	£60,884.00	£2.22
Maintenance Charge	£28,500.00	£1.04
Insurance	£5,484.00	£0.20
<b>Total Cost</b>	<b>£245,168.00</b>	<b>£8.94</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0101539](http://unit.info/UIP0101539)

+440 808 169 7554

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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	C (73)



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## 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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