/INDURENT



Industrial

UNIT 14G WAREHOUSE | QUEENSWAY INDUSTRIAL ESTATE

Longbridge Hayes Road, Stoke on Trent, ST6 4DS

UNIT 14G WAREHOUSE | 3,650 SQ FT

Industrial Unit

Located in Queensway Industrial Estate, this unit offers a versatile industrial space within a well-managed and established estate. The unit features refurbished warehouse, generous circulation space, and an electric roller shutter door for easy loading access.
The estate provides 24-hour access within a secure, gated environment, ensuring convenience and safety for businesses operating around the clock. Ample car parking and dedicated yard space make it a practical choice for a variety of industrial and logistics operations.
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.
To be let with Unit 14G Office – 7118sqft

Lease Type	New



Unit Summary

- 24 Hour Access
- Premier Industrial Location
- Close to Transport
- Car Parking
- Flexible Space
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£28,287.50	£7.75
Rates	£29,760.00	£8.15
Maintenance Charge	£5,109.68	£1.40
Insurance	£730.00	£0.20
Total Cost	£63,887.18	£17.50

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/UIP0104381

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Road
A500: 1 mile

Airport
Manchester: 37 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (43)

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Key Contact



Rebecca Beddows
Senior 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"

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