



# NORTH STAFFS BUSINESS PARK

INNOVATION WAY **STOKE-ON-TRENT** ST6 4BF

**INDUSTRIAL**



  
**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION  
[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

[www.northstaffsbusinesspark.co.uk](http://www.northstaffsbusinesspark.co.uk)

**TO LET**

17 WORKSHOP / STORAGE UNITS  
**FROM 1,099 - 3,672 SQ FT (102 - 341 SQ M)**



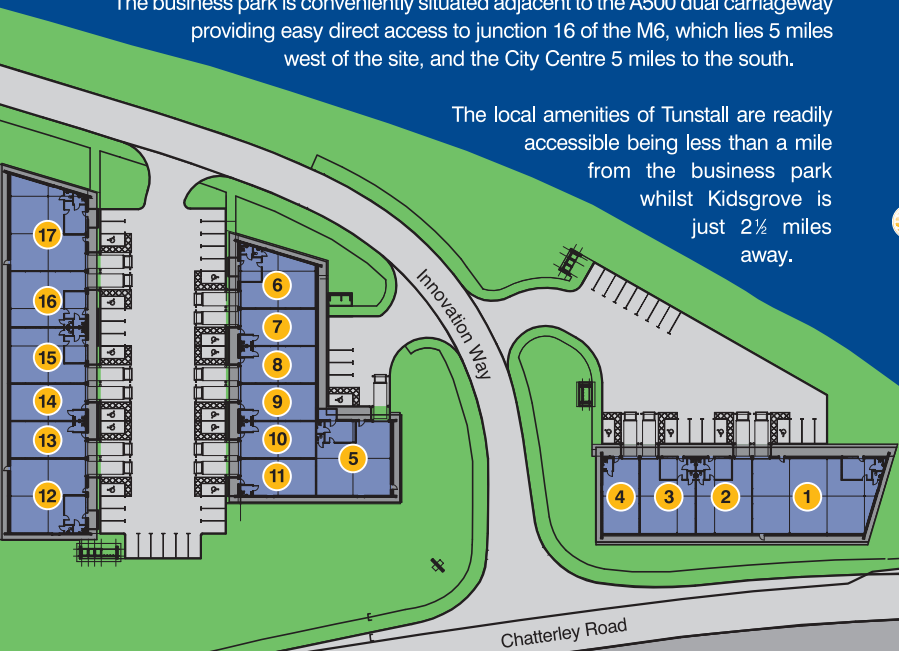
SAT NAV POSTCODE  
**ST6 4PX**

## LOCATION

North Staffs Business Park is strategically located on the junction of Chatterley Road and Reginald Mitchell Way at Chatterley Valley, on the northern fringe of Stoke-on-Trent.

The business park is conveniently situated adjacent to the A500 dual carriageway providing easy direct access to junction 16 of the M6, which lies 5 miles west of the site, and the City Centre 5 miles to the south.

The local amenities of Tunstall are readily accessible being less than a mile from the business park whilst Kidsgrove is just 2½ miles away.



## SPECIFICATION

The estate comprises 17 individual units, providing a total of 27,687 sq ft of workshop / storage space ranging in size from 1,099 to 3,672 sq ft each benefiting from:

- 4m to haunch
- 3m x 4m overhead sectional loading doors
- 3 phase electric supply
- 37.5 kn floor loading
- Office accommodation to all units over 1,500 sq ft
- On site car parking

## TERMS

Each unit is available by way of an "easy in – easy out" flexible internal repairing tenancy agreement. A copy of this agreement can be made available upon request.



PROJECT PART-FINANCED  
BY THE EUROPEAN UNION  
EUROPEAN REGIONAL  
DEVELOPMENT FUND

## ACCOMMODATION SCHEDULE

UNIT	SQ FT	SQ M
1	3,672	341
2	1,660	154
3	1,660	154
4	1,100	102
5	2,190	203
6	1,616	150
7	1,099	102
8	1,099	102
9	1,099	102
10	1,099	102
11	1,100	102
12	2,222	206
13	1,099	102
14	1,099	102
15	1,660	154
16	1,660	154
17	2,553	237
<b>TOTAL</b>	<b>27,687</b>	<b>2,572</b>

## RENT/CHARGES/VAT

Full details of the rent and other charges applicable are available from the letting agents.

All figure quoted are exclusive of and will be liable for VAT at the prevailing rate.

## FURTHER INFORMATION

To arrange a viewing, or to obtain further information about this scheme, please contact one of the letting agents.

Richard Day

Dawn Webster

Patrick Doherty

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