

Development Land

Bespoke buildings from 10,000 sq ft to 120,000 sq ft on plots from 0.5 acres (0.2 hectares) to 10.4 acres (4.2 hectares)



Tunstall

link
Stoke on Trent
www.tunstall-link.com



Location

Tunstall Link provides superior access to the major road networks as it overlooks the A50 and the newly formed A527 (James Brindley Way). The site has direct access to the A500 dual carriageway which is the main arterial road feeding Stoke on Trent from the M6 motorway.

The excellent local road network means that Tunstall Link is in close proximity to Stoke city centre and junctions 15 and 16 of the M6 motorway.

The area has attracted a number of commercial and road side users including KFC, McDonalds, Churchill China, UPS and Topps Tiles.

Description

The area has seen significant expansion in both employment uses immediately to the west and residential development to the east.

Phase 1 of Tunstall Link extends to 10.4 acres (4.2 hectares) of cleared land and has the potential for a multitude of uses to include:

- Showroom
- Industrial/distribution
- Road side
- Offices
- Food retail
- Trade counter
- Leisure

The site currently has planning permission for light industrial (B1c), research and development (B1b), general industrial (B2), distribution (B8) and roadside uses to include motor dealerships.

Phase 2 of the site extends to 8.72 acres (3.52 hectares) of largely cleared land and also has the capacity for employment uses.



Development

Tunstall Link provides one of the best multi-use development sites in Stoke as it is both highly accessible and prominent. It therefore lends itself to major roadside, retail and employment uses.

Phase 1 of the site has been cleared and will represent a £13m development.

Build to suit options are available from 10,000 sq ft (929 sq m) to approximately 120,000 sq ft (11,148 sq m) for a multitude of uses both on a freehold turnkey and prelet basis subject to terms.

Phase 1

- **Plot 1** – 1.14 acres (0.46 hectares)
- **Plot 2** – 1.03 acres (0.42 hectares)
- **Plot 3** – 0.69 acres (0.28 hectares)
- **Plot 4** – 3.99 acres (1.61 hectares)
- **Plot 5** – 2.73 acres (1.10 hectares)
- **Plot 6** – 0.83 acres (0.33 hectares)





Travel Distances

- **A500** – 1.3 miles
- **Stoke City Centre** – 3.6 miles
- **Newcastle-Under-Lyme** – 5.6 miles
- **Junction 16 M6** – 6 miles
- **Junction 15 M6** – 8.8 miles
- **M56** – 29 miles
- **Manchester** – 42 miles
- **M5** – 42 miles
- **Birmingham** – 50 miles

Sat Nav Ref: **ST6 5PD**

Further Information

For more information please contact:

Andrew Meikle
 T. 0121 627 5559
 andrew.meikle@cbre.com

Jon Ryan-Gill
 T. 0121 627 5227
 jon.ryan-gill@cbre.com



CB Richard Ellis
 Cornwall Court, Cornwall Street
 Birmingham B3 2DT
 T. 0121 609 7666
 www.cbreindustrial.com

DISCLAIMER: CB RICHARD ELLIS on their behalf and for the Vendors or Lessors of this property, whose joint agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CB Richard Ellis has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. February 2010.