

TO LET



4,553 - 6,194 SQ FT

NEW INDUSTRIAL/WAREHOUSE UNITS

FEDERATION ROAD TRADING ESTATE

FEDERATION ROAD | BURSLEM | STOKE-ON-TRENT | ST6 4HU



NORTHERN TRUST
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DESCRIPTION

The property comprises 6 purpose built light industrial units arranged in a single block. The units comprise steel portal framed industrial/warehouse units with breeze block elevations and profile metal cladding to the front elevations under a pitched corrugated sheeting roof.

To the front of the units there is a single storey office, housing several individual offices and toilets. The offices interconnect with the warehouse which has an eaves height of approximately 4.6 metres. Loading and unloading is via a full height roller shutter door located off a forecourt yard area, which has good provision for car parking.



KEY FEATURES



**3 Phase
Electricity**



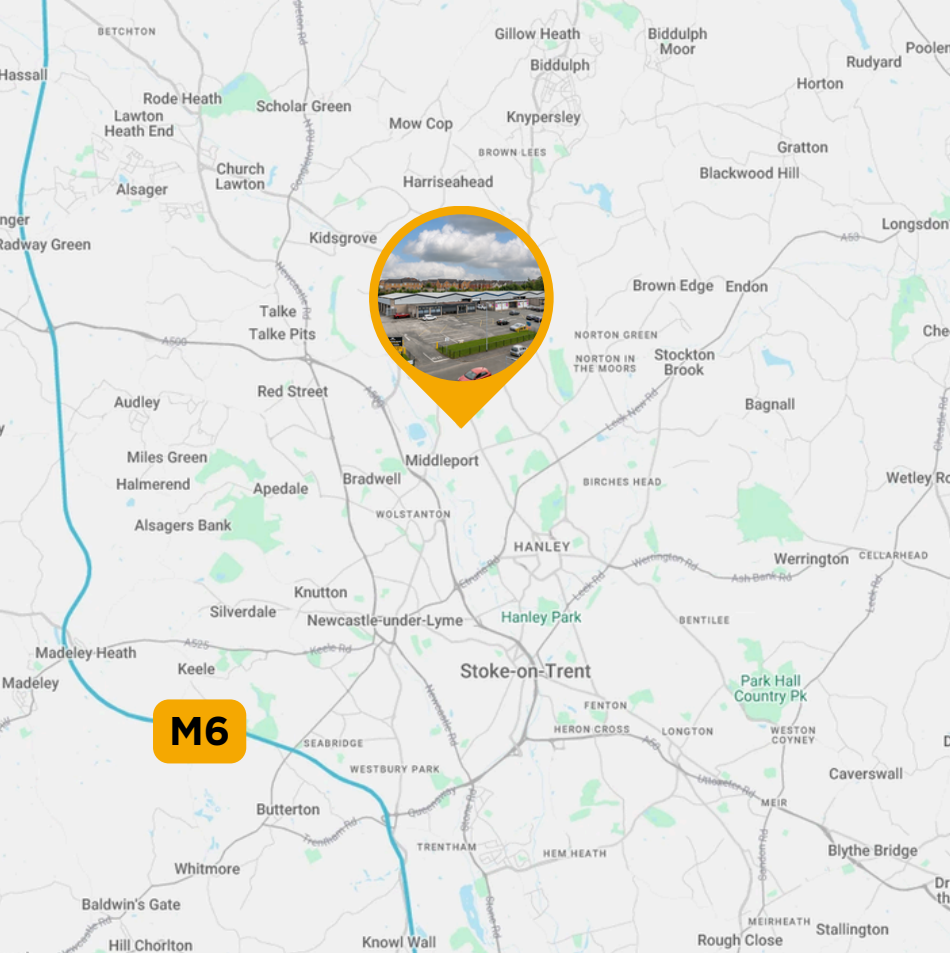
**Integral
Office Space**



**On-Site
Car Parking**







LOCATION

Federation Road Trading Estate enjoys a strategic location approximately half a mile north of Burslem Town Centre, one of the six towns that form the Stoke-on-Trent conurbation. This established industrial estate offers excellent connectivity for businesses seeking convenient access across the region.

The estate benefits from direct access to the A50 and B5051, which connect to the A500 - Stoke-on-Trent's main urban expressway. The A500 provides fast links to Junctions 15 and 16 of the M6 motorway, located just 1.5 miles to the south west.

Burslem Town Centre, just a short distance away, offers a range of amenities including supermarkets, cafés, and public transport links.



GOOD NEARBY AMENITIES



VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.



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