

TO LET

WAREHOUSE / INDUSTRIAL PREMISES

Woodhouse, Hempstalls Lane, Newcastle-under-Lyme, ST5 0SN



Contact Richard Mounsey: rich@mounseysurveyors.co.uk

T: 01782 202294 mounseysurveyors.co.uk [f](#) [t](#) [in](#)

WAREHOUSE / INDUSTRIAL PREMISES

Woodhouse, Hempstalls Lane,
Newcastle-under-Lyme, ST5 0SN



LOCATION

The property is located on Hempstalls Lane approximately 0.3 miles north of the A52, an 'A' road link to Newcastle-under-Lyme and Stoke-on-Trent. The A34 Dual Carriageway is located approximately 1 mile south east of the property, providing further access to the A500 Dual Carriageway approximately 2.8 miles to the south east. Junction 15 of the M6 Motorway is 3.4 miles distant to the south. Surrounding occupiers include Inspire Pharmacy, Davies Bespoke Designs and Crofts Veterinary Clinic.

DESCRIPTION

The property comprises a workshop with integral offices and mezzanine platform. The building is accessed via loading doors to the front and rear elevations. To the upper floor is a suite of offices arranged as open plan and private meeting rooms and offices.

The property briefly benefits from the following characteristics:

- WC's and kitchenette
- Car parking
- First floor office accommodation



Accommodation	SQ M	SQ FT
Total	1,282.53	13,805

WAREHOUSE / INDUSTRIAL PREMISES

Woodhouse, Hempstalls Lane,
Newcastle-under-Lyme, ST5 0SN

TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£40,000 per annum plus VAT

EPC

Pending.

RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £35,000. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

SERVICE CHARGE

There may be a service charge applicable.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).



WAREHOUSE / INDUSTRIAL PREMISES

Woodhouse, Hempstalls Lane,
Newcastle-under-Lyme, ST5 0SN

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

CONTACT

Richard Mounsey/James Craine

T: 01782 202294

E: rich@mounseysurveyors.co.uk

jame@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU

