



UNIT 46 PARKHOUSE INDUSTRIAL ESTATE WEST, BROOKHOUSE ROAD, NEWCASTLE UNDER LYME, ST5 7RU

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## Location

The property is located on Parkhouse Industrial Estate West, approximately 3 miles north of Newcastle Under Lyme town centre and benefits from excellent road connections. The property is located close to the A34 which leads to Junction 16 of the M6 located 5 miles to the north west via the A500. Newcastle Under Lyme is well located being equidistant from major centres including Manchester and Birmingham.

## Description

The property benefits from the following specification:

- 2 ground level loading doors
- 6.1m eaves height
- Warehouse lighting
- Fully fitted ground floor office accommodation
- Trade counter
- Staff and Customer WC
- Customer parking and reception
- Shared service yard
- Established and popular industrial estate

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Warehouse	8,558 sq ft (795.12 sq m)
Ground Floor Offices and Trade Counter	1,047 sq ft (97.25 sq m)

**TOTAL GIA 9,605 sq ft (892.37 sq m)**

## Business Rates

Rateable Value (2017): £39,250  
Description: Warehouse and Premises

## Tenure

The property is available on a leasehold basis by way of a sub-lease or assignment. The premises are held on an existing 15 year lease expiring on 9th April 2033, including a tenant only break option on 9th April 2023.

## Rent

On application.

## EPC

The property has an EPC rating of C(73)

## VAT

VAT will be payable on the transaction.

## Viewing

By appointment only through sole agents, Gerald Eve LLP.

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