



TO LET

INDUSTRIAL / WAREHOUSE UNIT

UNIT 45
PARKHOUSE INDUSTRIAL ESTATE WEST
NEWCASTLE-UNDER-LYME
ST5 7RU



9,667 sq. ft. (898 sq. m.)

Approx. Gross Internal Area

- Available Summer 2019
- Eaves height 5.8 metres
- Surrounding occupiers include FedEx, Screwfix, Howdens & ATS



Location:

Parkhouse Industrial Estate is situated off the A34 dual carriageway, approximately 1 mile to the south of the A500 which links Junctions 15 and 16 of the M6 Motorway. Newcastle town centre lies approximately 3.5 miles to the south and provides a range of retail and leisure amenities.

The estate has a wide range of national occupiers including ATS Euromaster, FedEx, Howdens, Screwfix, and Toolstation.

Description:

The premises comprise a single bay steel portal frame unit constructed with a concrete floor, part brick/part clad elevations with a fully lined roof incorporating roof lights above. Eaves height in the warehouse area is 5.8 metres and the warehouse is lit by way sodium light fittings. Loading access is obtained via a single loading door in the front elevation.

To the front of the unit there is a small office block providing offices and toilet facilities.

Externally, there is yard and car parking to the front of the unit.

Accommodation:

Total Floor Area – 9,667 sq ft (898.1 sq m) GIA

Tenure:

The premises are currently held on a full repairing and insuring lease expiring on the 4th August 2020.

A lease assignment or sub-lease up to August 2020 is available or alternatively a new longer lease will be available from the landlords subject to agreeing terms.



Rent:

Current passing rent is £43,500 per annum.

Rating Assessment:

The premises have a current rateable value of £40,000 (2017 listing).

Planning:

All interested parties to make their own enquiries to Newcastle Borough Council. Telephone 01782 717717.

Money Laundering:

The money laundering regulations require identification checks to be undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.



Energy Performance Certificate:
Rating - C 68.

VAT:
All prices quoted are exclusive of VAT, which may be chargeable.

Legal Costs:
Each party to be responsible for their own legal costs incurred.

Viewing:
Strictly by prior appointment with the sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Contact: Andrew Groves
Tel: 01782 272555
Email: andrew.groves@harrislamb.com

Ref: ST1114
Date: April 2019

Subject to Contract

