

RORY MACK

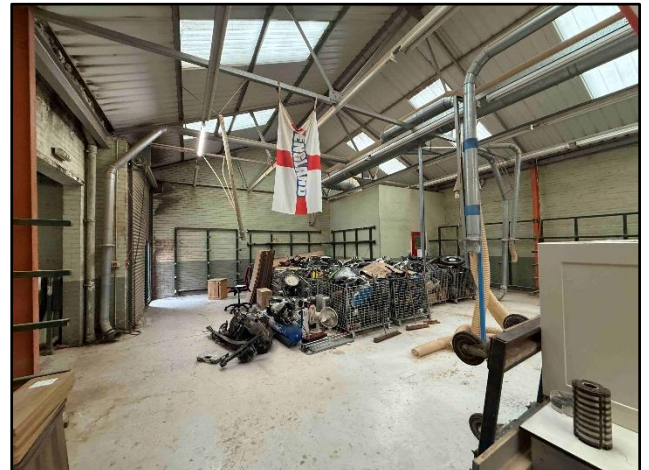
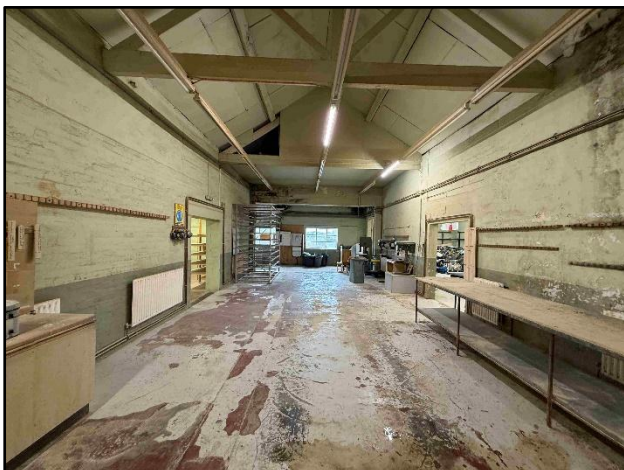
ASSOCIATES



**1-3 WILTON STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 9HD**

**TO LET
£29,950 PAX**

- Industrial/warehouse unit with yard area
- NIA: 6,132 sq ft including 4,616 sq ft of warehouse space
- Steel framed unit with roller shutter and concertina door access
- Excellent access onto the A34, A500 and M6 motorway
- EPC – Band D (95)



1-3 WILTON STREET

NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 9HD

GENERAL DESCRIPTION

The premises comprises four interconnected structures which collectively comprise a versatile building suitable for industrial or warehousing purposes. Of masonry elevations supporting both pitched and flat roof surfaces the premises offer four individual yet connected working areas together with some first-floor workshop/storage accommodation. There is vehicle access, via a roller shutter to the main bay and concertina doors to the far bay. The unit has, 12' 3" clearance to underside of the truss roof, a concrete first floor and internal extraction/ducting system which can remain if required.

LOCATION

1-3 Wilton Street is located within a mixed use area just off the A34, which connects Newcastle-under-Lyme with the A500 and the M6 motorway, close to Newcastle-under-Lyme town centre and has a securely gated yard at the front for staff parking.

SERVICES

We understand that mains water, drainage, gas and electricity are connected. 3 phase electric available in the workshop. No services have been tested by the agents.

VAT

The rent will be subject to VAT.

BUSINESS RATES

Rateable Value: £24,250
Rates Payable: £12,100.75 pa (25/26)

TENURE

Available by way of a new Internal Repairing and Insuring lease, outside the Landlord & Tenant Act 1954 for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ACCOMMODATION

Ground floor

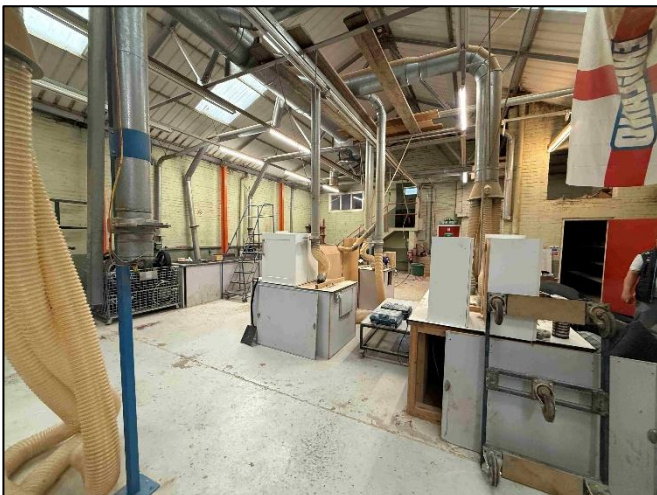
Warehouse bay 1:	2,166 sq ft
Warehouse bay 2:	1,244 sq ft
Warehouse bay 3:	474 sq ft
Warehouse bay 4:	732 sq ft
WC:	--
NIA:	4,616 sq ft

First floor

Storeroom:	789 sq ft
Storeroom:	510 sq ft
Storeroom:	217 sq ft
WC x 2:	--
NIA:	1,516 sq ft
Total NIA:	6,132 sq ft

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



1-3 WILTON STREET

NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 9HD



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements