

TO LET

WAREHOUSE / INDUSTRIAL PREMISES

UNIT 2, CENTURY ROAD, HIGH CARR BUSINESS PARK, NEWCASLE-UNDER-LYME, ST5 7UG



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WAREHOUSE / INDUSTRIAL PREMISES

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LOCATION

The property is situated off Century Road on High Carr Business Park, approximately 3 miles to the north of Newcastle-under-Lyme town centre.

The estate is an established industrial/logistical location in close proximity to the A500 dual carriageway and approximately 4.3 miles distant from Junction 16 of the M6 Motorway.

DESCRIPTION

The subject property comprises a modern industrial unit of steel portal frame construction with steel profile clad elevations beneath a pitched, steel clad roof surface incorporating sky lights.

The property briefly benefits from the following specification:

- Kitchen & WC facilities
- Offices
- Dedicated car parking
- Roller shutter doors access.

Please note that we are yet to inspect the property internally.

Accommodation	SQ M	SQ FT
Total	470.36	5,063

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TENURE

The property is available by way of a new 5-year lease on terms to be agreed.

RENT

£28,000 per annum plus VAT.

EPC

The property has an EPC rating of D (77).

RATING ASSESSMENT

The rateable value of this property is £27,000

We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the estate and the management thereof. Further details are available upon request.

PLANNING

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



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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

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