# TO LET

WAREHOUSE / INDUSTRIAL PREMISES







# **WAREHOUSE / INDUSTRIAL PREMISES**

# UNIT 2, CENTURY ROAD, HIGH CARR BUSINESS PARK, NEWCASLE, ST5



## **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 compromises 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

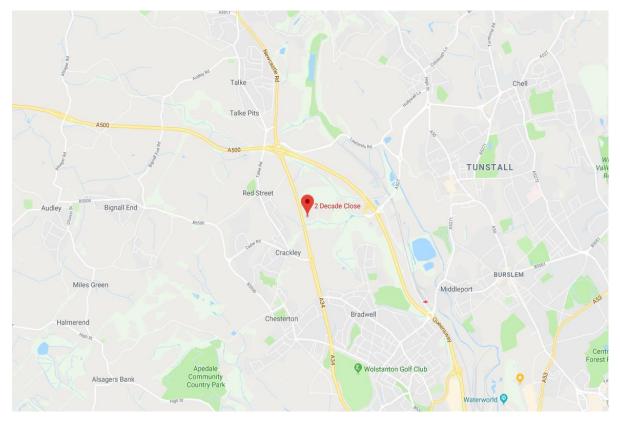
We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

#### **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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