

# KIDSGROVE 50

> WEST AVENUE > KIDSGROVE > NEWCASTLE-UNDER-LYME > ST7 1TW >

TO LET / FOR SALE



Photographic illustration of property for indicative purposes only

## NEW INDUSTRIAL / WAREHOUSE UNIT

- > **51,280 sq ft (4,764 sqm)**
- > Available Spring 2019
- > 8 metres to haunch
- > Level access and dock level doors
- > 200 car parking spaces
- > 40 metre loading yard

### TRAVEL

Manchester	37miles	1hr 01min
Liverpool	49miles	1hr 11min
Birmingham	52miles	1hr 01min
Wolverhampton	41miles	1hr 00min

Derby	43miles	1hr 05min
Sheffield	51miles	1hr 39min
M6 J16	6.5miles	9min
M1 J24A	55miles	1hr 09min



## LOCATION

The property is situated on West Avenue, Kidsgrove, approximately 5 miles to the north of Newcastle town centre.

The A34 lies to the east providing good access to the A500 dual carriageway which connects to junctions 15 and 16 M6 motorway and also provides access to a variety of arterial roads in the area. J16 M6 is approximately 6.5 miles.

Surrounding occupiers include AAH Pharmaceuticals National Distribution Centre, Reliance Medical and Arnold Clark.

## TENURE

The unit can be made available on freehold or leasehold terms. Quoting terms are available from the agents.

## DESCRIPTION

The property is currently under construction and will benefit from the following specification:-

- 8 metres to underside of haunch
- Four dock level access doors and two ground level loading doors
- Two storey offices
- Self-contained site
- Approx. 200 car parking spaces

## RATEABLE VALUE

The property will be assessed for rating upon completion. Further information available from the agents.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## ACCOMMODATION

	Sqft	Sqm
Warehouse	45,640	4,240
Two Storey Offices	5,640	524
<b>Approximate Gross Internal Area</b>	<b>51,280</b>	<b>4,764</b>

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