KIDSGROVE 50

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



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



Manchester37miles1hr 01minLiverpool49miles1hr 11minBirmingham52miles1hr 01minWolverhampton41miles1hr 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.

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

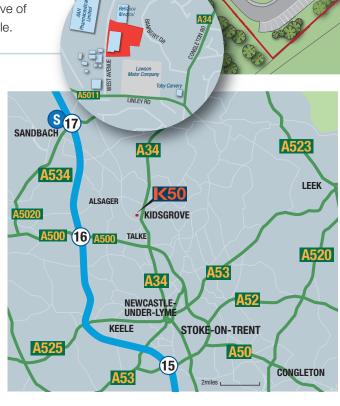


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IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should werify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of an error or omission in the particulars or any other information given. Jan 2019.