

# TO LET

**INDUSTRIAL / WAREHOUSE PREMISES WITH SECURE YARD  
RENTAL INCENTIVES AVAILABLE**

UNIT 12/13 EVOLUTION, LYEMDALE BUSINESS PARK, HOOTERS HALL ROAD, NEWCASTLE UNDER LYME, ST5 9QF



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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## RENTAL INCENTIVES AVAILABLE

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### LOCATION

The industrial unit is situated on Evolution, a modern business park constructed in 2008 on Lymedale Business Park and accessed from Hooters Hall Road. Hooters Hall Road provides connection to the wider Lymedale Business Park and the A34 dual carriageway (0.8miles). The A34 links to the A500 dual carriageway and the M6 motorway Junctions 15 (6.7miles) & 16 (4.8miles).

Newcastle-under-Lyme Town Centre is located approximately 2 miles from the property.

### DESCRIPTION - [Virtual Tour](#)

The industrial property is of portal frame construction with clad and brick elevations. The warehouse area has the benefit of gas hot air blowers, two mezzanine floors with office and canteen accommodation below, 7m eaves height and loading access via two electric roller shutter doors. The mezzanine areas have both forklift and staircase access. The ground floor office accommodation provide a mixture of rooms including glazed reception areas with air conditioning, suspended ceilings with recessed fluorescent lighting, canteen and WCs.

The property is due to be redecorated throughout.

Externally, there are 10 car parking spaces within a secure gated and perimeter fenced yard.

### ACCOMMODATION

	Sq.M	Sq.Ft
Ground Floor	396.54	4,268
Unit 12 Mezzanine	90.30	972
Unit 13 Mezzanine	105.45	1,135
<b>Total GIA</b>	<b>592.29</b>	<b>6,375</b>

### RENT

£45,500 +VAT per annum.

Incentives are available by way of rent-free periods subject to terms and covenant strength.

### TENURE

The property is available on a full repairing and insuring lease on flexible lease terms to be agreed.

### RATING ASSESSMENT

The property has a current rateable value of £25,750 (2023 listing). We recommend that further enquiries are directed to Newcastle Borough Council 01782 717717.



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PARK, NEWCASTLE UNDER LYME, ST5 9QF

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating – E (108)

### SERVICES

Mains gas, electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

### VAT

All prices quoted are exclusive of VAT which is applicable.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

### ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

### CONTACT

**Becky Thomas**

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**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

### For Identification Purposes Only



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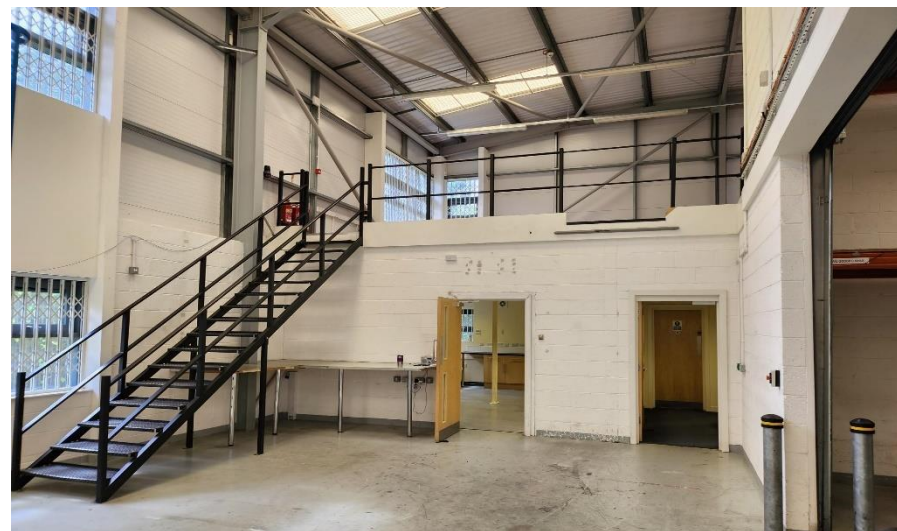
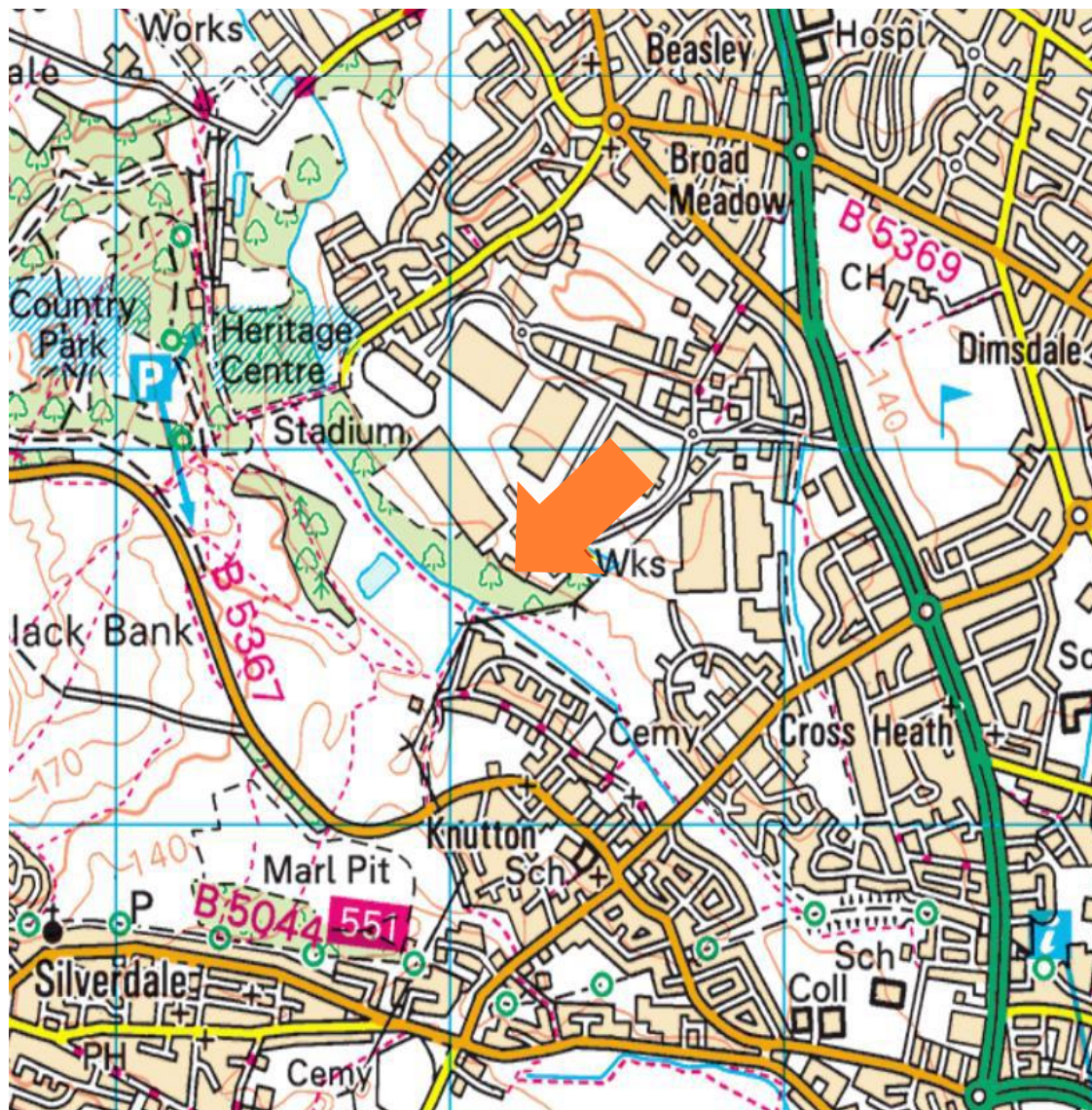
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**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.