

# TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE PREMISES – AVAILABLE JANUARY 2025

LYMEDALE 66, LYMEDALE BUSINESS PARK, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 9QH



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# INDUSTRIAL / WAREHOUSE PREMISES

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## LOCATION

The property is accessed off Dalewood Road, providing access to the A34, which is the main arterial route for the town. The site benefits from excellent transport links to both the regional and national motorway network via Junctions 16 and 15 of the M6 motorway and these are 6.2 miles to the north and 5.4 miles to the south respectively.

In addition to this, the nearby A50 also provides cross country access to Nottingham, Derby and Junction 24A of the M1 motorway.

## DESCRIPTION - [Virtual Tour](#) / [Promotional Video](#)

The property comprises a modern self-contained industrial premises of steel portal frame construction which briefly comprises the following characteristics:

- Ground & First Floor Offices
- 4 Access Level Doors
- 2 Dock Level Loading Doors
- 40M Secure Yard
- Security House
- 100 Car Parking Spaces
- 10 Meter Haunch Height

ACCOMMODATION	SQ M	SQ FT
Warehouse	5,866.80	63,152
Ground Floor Offices	93.91	1,011
First Floor Offices	93.91	1,011
Plant Room	14.60	157
Welfare	153.69	1,654
<b>Total Gross Internal Area</b>	<b>6,222.91</b>	<b>66,985</b>

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## RENT

£470,000 per annum exclusive.

## TENURE

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

## EPC

B - 45.

## RATING ASSESSMENT

The property has a rateable value of £395,000. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## PLANNING

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

## VAT

All prices are quoted exclusive of VAT we understand is applicable.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



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## SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

**Richard Mounsey**

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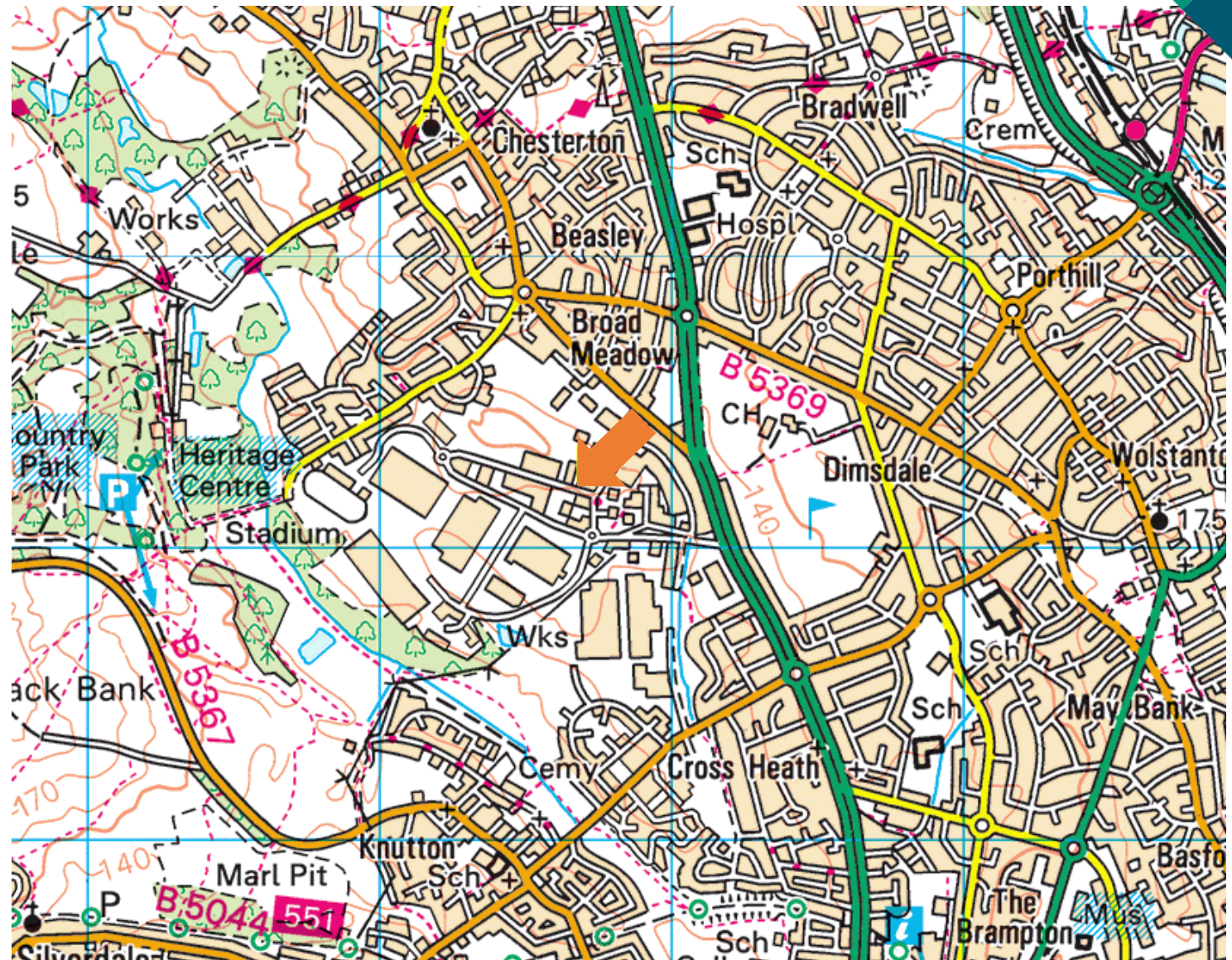
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# Our services

**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 Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## 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.