

FOR SALE / TO LET

WAREHOUSE / INDUSTRIAL UNIT

UNIT 4 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE, NEWCASTLE-UNDER-LYME, ST5 7RH



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LOCATION

The property is situated off Winpenny Road on Parkhouse Industrial Estate East, adjacent to the A34 dual carriageway to the north of Newcastle-under-Lyme.

The estate is an established industrial / logistical location in close proximity to the A500 dual carriageway, approximately 1.5 miles, and 5 miles distant from Junction 16 of the M6 Motorway.

DESCRIPTION - [Virtual Tour](#)

The property comprises a semi-detached warehouse unit of steel portal frame construction which briefly comprises the following characteristics:

- 2 X Electric Roller Shutter Doors
- 5.5 Meter Eaves Height
- Concrete Floor
- LED Lighting
- Gas Blower Heaters
- Three Phase Electric
- First Floor Office Accommodation
- Staff Welfare Facilities

ACCOMMODATION	SQ M	SQ FT
Ground Floor	538.39	5,795
First Floor Offices	43.76	471
Total Gross Internal Area	582.15	6,266

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TENURE

The property is available to purchase freehold with vacant possession or to let on a new full repairing and insuring lease for a term to be agreed.

PRICE / RENT

£485,000 or £40,750 per annum.

EPC

D-87.

RATING ASSESSMENT

The property has a rateable value of £25,500. 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 which is applicable.

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.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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

Rob Stevenson

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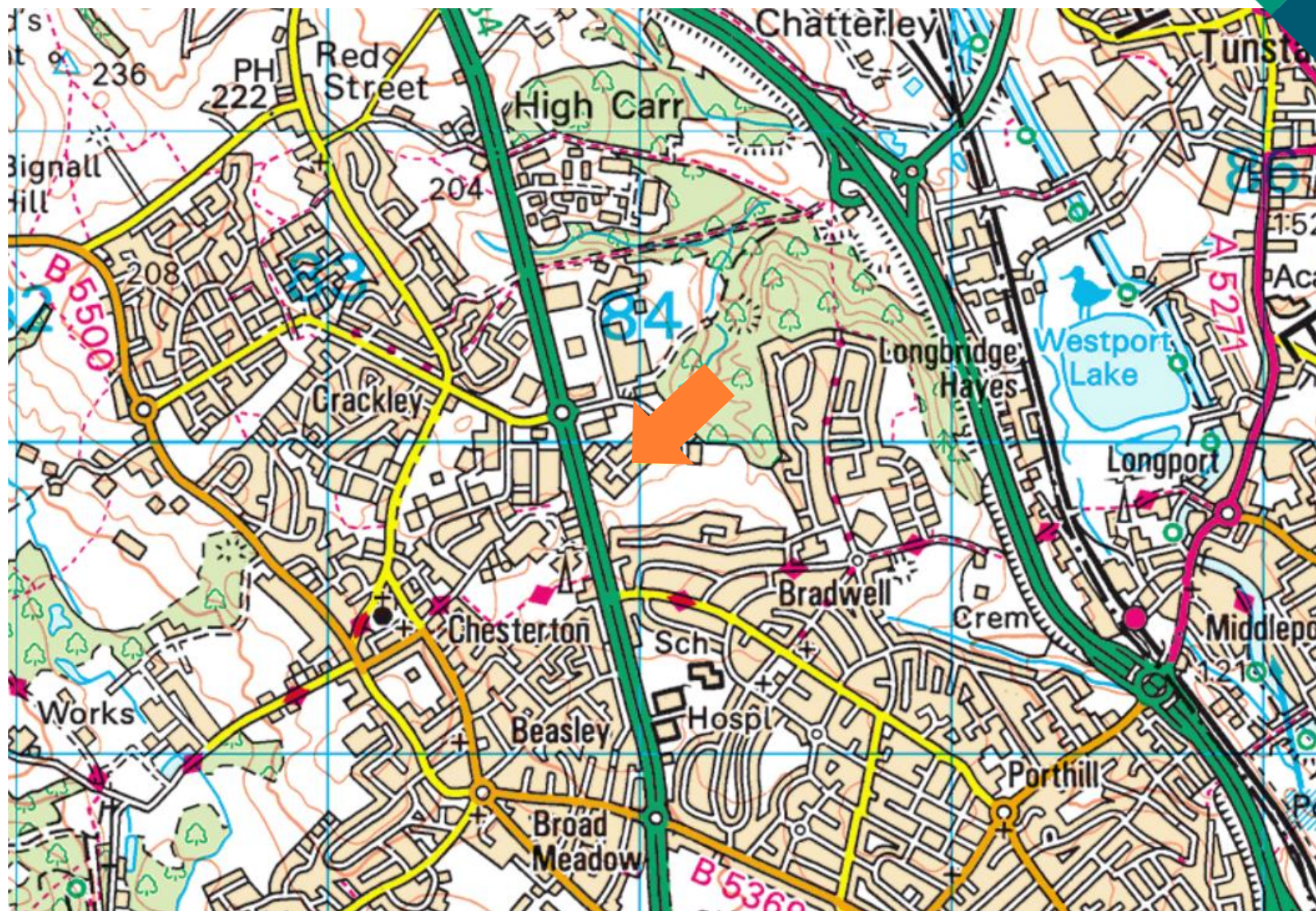
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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



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



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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.



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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.