

TO LET

INDUSTRIAL / WAREHOUSE PREMISES – AVAILABLE JUNE 2024

UNIT 7 LOOMER ROAD, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 7LB



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LOCATION

- A34 dual carriageway – 0.8 miles
- A500 'D' Road – 2.7 miles
- M6 J16 – 6.2 miles
- Newcastle town centre – 2.5 miles

DESCRIPTION

The property comprises a steel portal frame unit with brick elevations beneath a pitched roof. To the front is a single storey office block with kitchen and toilet. Externally there is parking, secure gated loading area and an enclosed rear yard accessed through the unit. The premise benefits from:

- Main warehouse (5.1m to eaves)
- Roller shutter height 4.7m
- Sky lights, sodium and LED lighting, gas blower heating
- Offices/reception, kitchen & WC
- Electric external window shutters to offices
- Car parking

ACCOMMODATION	SQ M	SQ FT
Warehouse	262.61	2,826
Offices	53.79	579
Gross Internal Area	316.40	3,405

RENT

£23,750 per annum.

EPC

E - 108.

RATING ASSESSMENT

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).

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.

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

All prices are quoted exclusive of VAT which is not applicable.

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LEGAL COSTS

The incoming Tenant is responsible for the landlords reasonable legal costs for the preparation of the lease.

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.

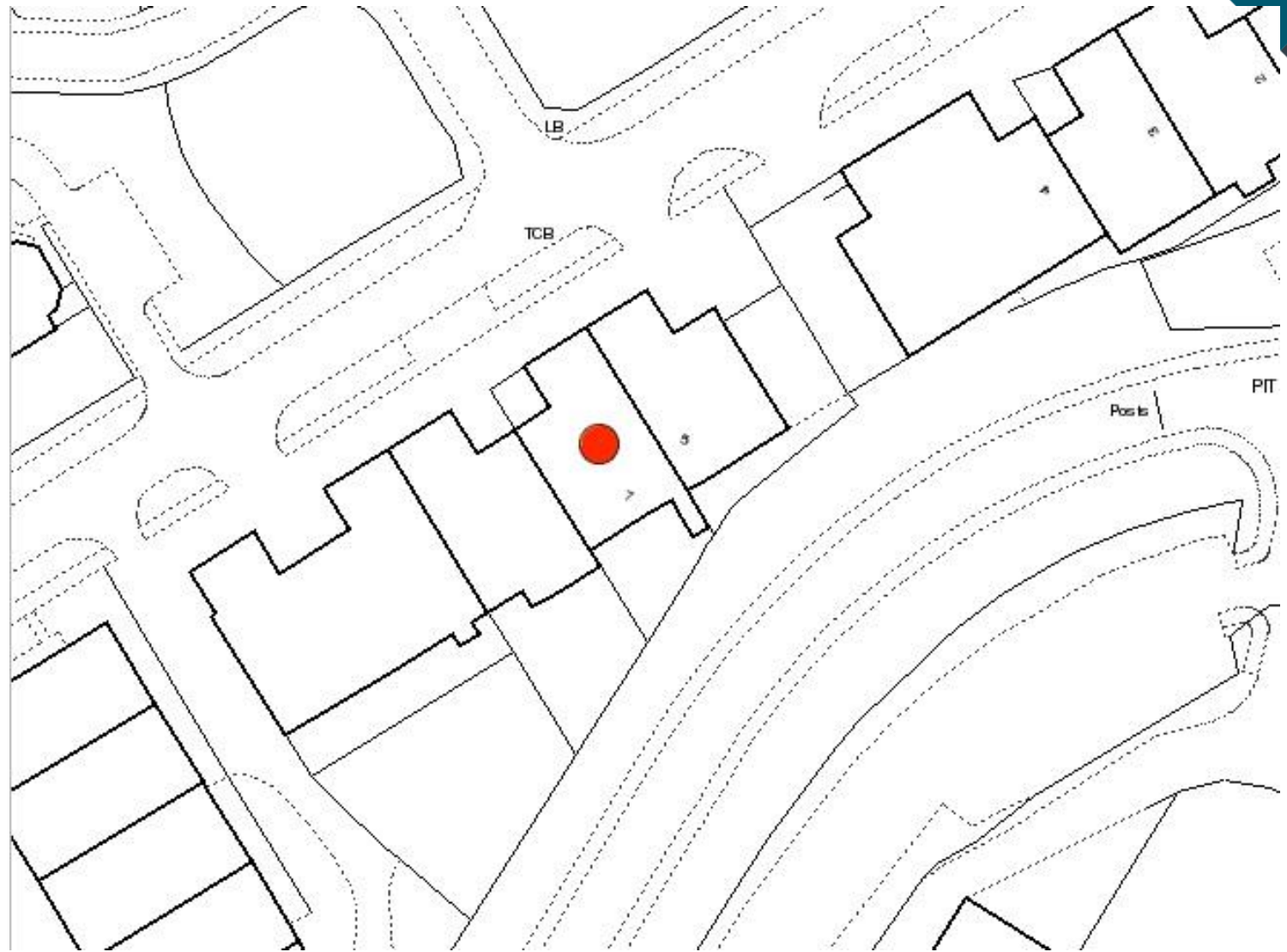
CONTACT

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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.



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