

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 CENTURY ROAD, HIGH CARR BUSINESS PARK, NEWCASTLE-UNDER-LYME, ST5 7UG



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LOCATION

The property is situated off Century Road on High Carr Business Park, approximately 3 miles to the north of Newcastle-under-Lyme town centre.

The estate is an established industrial/logistical location in close proximity to the A500 dual carriageway and approximately 4.3 miles distant from Junction 16 of the M6 Motorway.

Surrounding occupiers include IPS Ceramics, BPX Electro Mechanical and 4M Floors.

DESCRIPTION

The subject property comprises a modern semi-detached industrial unit of steel portal frame construction beneath a pitched steel roof surface incorporating skylights.

The unit briefly benefits from the following specification:

- Electric Surface Shutter Door – 3.78 Meter Width, 4.31 Meter Height
- Allocated Car Parking Spaces
- Loading Area
- 24/7 Access
- WC's
- Offices
- Three Phase Electric

ACCOMMODATION	SQ M	SQ FT
Ground Floor	471.11	5,041
First Floor	103.89	1,119
Total Gross Internal Area	572.28	6,061

TENURE

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

RENT

£45,500 per annum exclusive of VAT.

EPC

The property has an EPC rating of C -71.

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £38,000. 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 which we understand is applicable.

SERVICES

Mains electric, gas, 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.

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.

LEGAL COSTS

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

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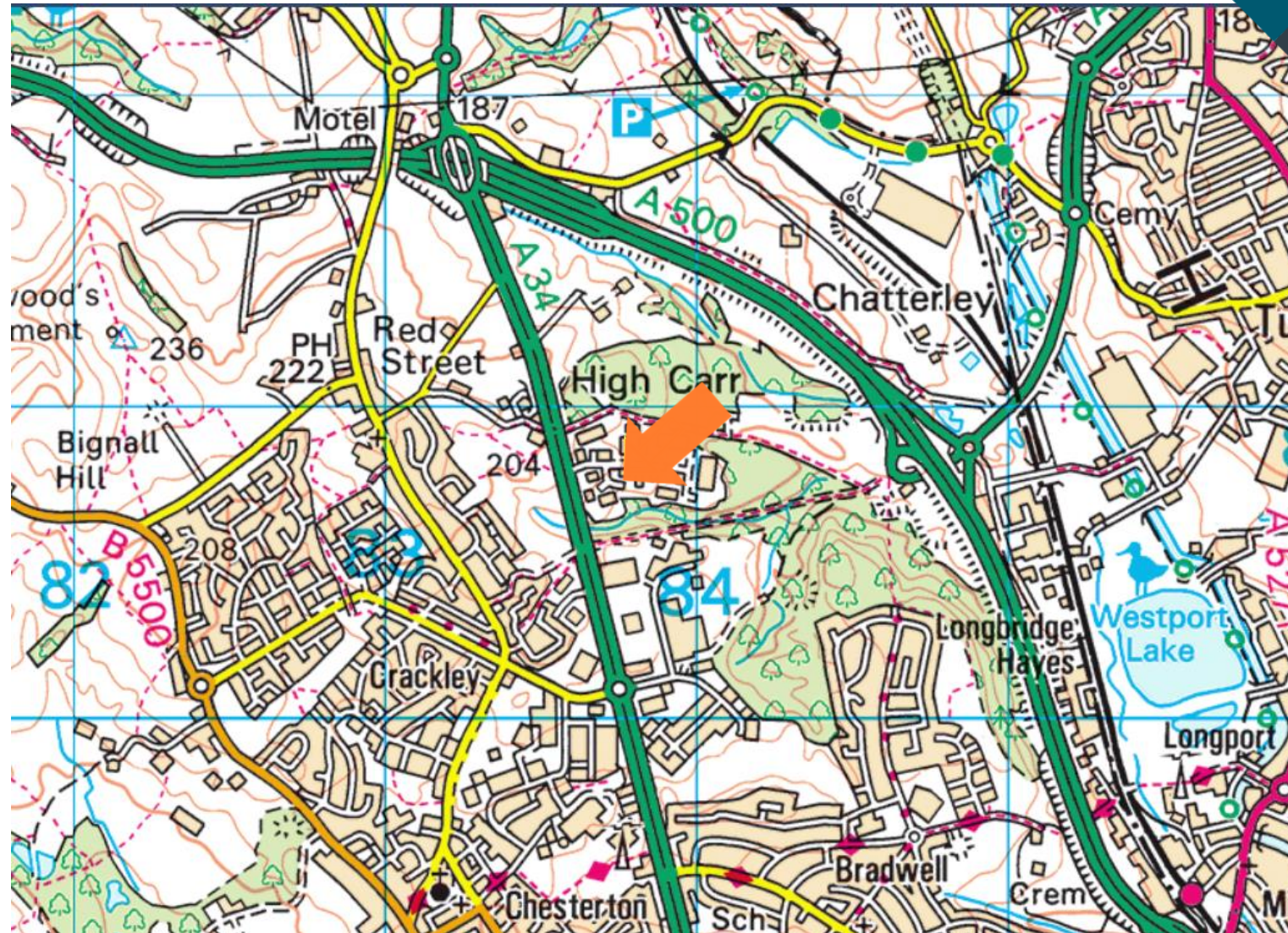
CONTACT

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