

# 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:

- Automatic Roller Shutter Door
- Allocated Car Parking
- Loading Area
- 24/7 Access
- Offices
- WC's
- Three Phase Electric

| ACCOMMODATION | SQ M   | SQ FT |
|---------------|--------|-------|
| Ground Floor  | 471.11 | 5,041 |
| First Floor   | 103.89 | 1,119 |

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PARK, NEWCASTLE-UNDER-LYME, ST5 7UG

## RENT

£45,500 per annum exclusive.

## TENURE

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

## EPC

C-71

## RATING ASSESSMENT

The property has a rateable value of £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).

## LEGAL COSTS

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

## SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of the common parts of the estate. Further information is available upon request.



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## VAT

All prices are quoted exclusive of VAT 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.

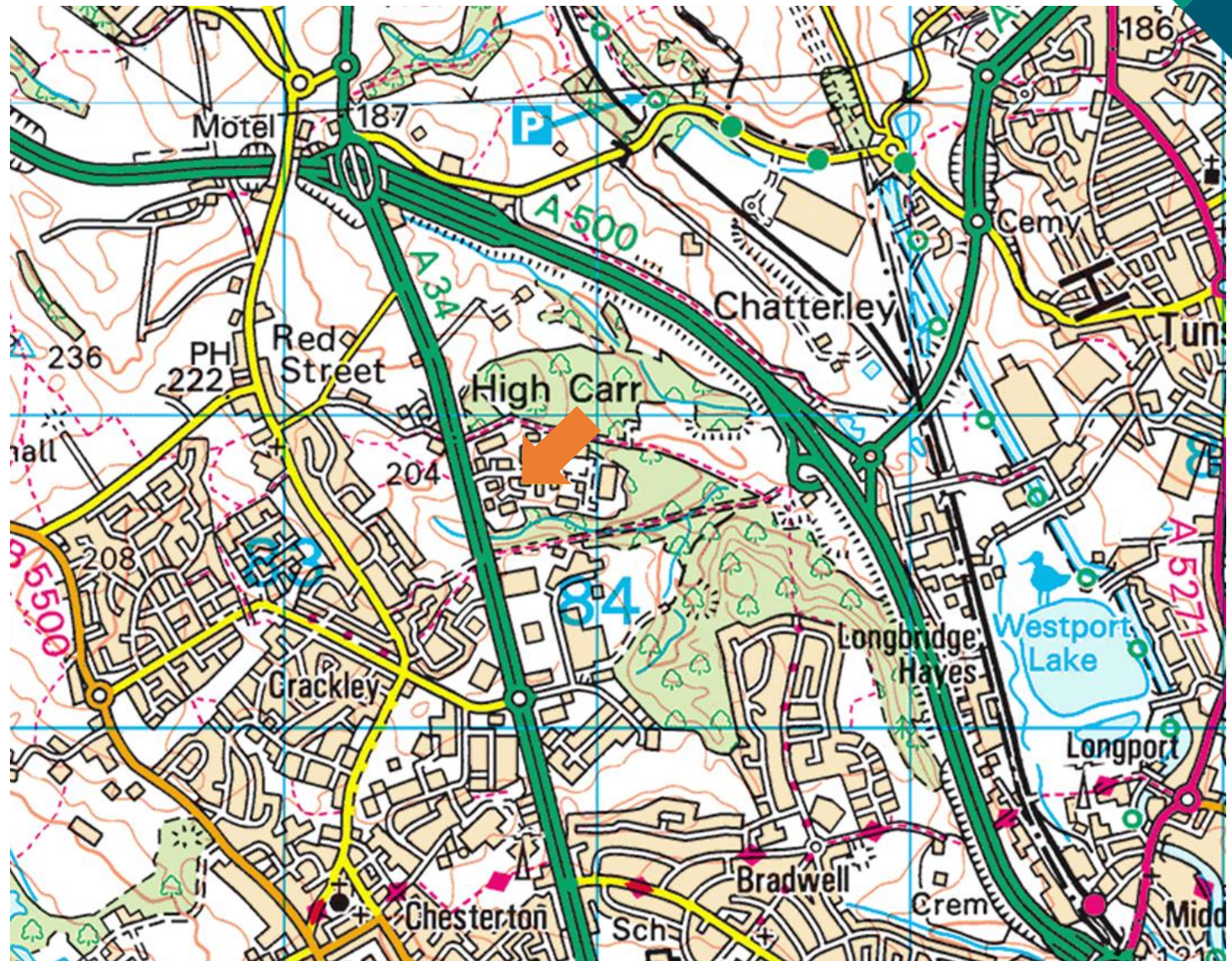
## CONTACT

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**Mounsey Chartered Surveyors,**  
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## Commercial Valuation

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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.



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## Residential Survey and Valuation

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## 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.