

# TO LET

## WAREHOUSE / INDUSTRIAL UNIT

UNIT 7 & 8 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE, NEWCASTLE-UNDER-LYME, ST5 7RH



Contact Caine Savage: [caine@mounseysurveyors.co.uk](mailto:caine@mounseysurveyors.co.uk)

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# WAREHOUSE / INDUSTRIAL UNIT



## 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 south from Junction 16 of the M6 Motorway.

## DESCRIPTION

The property comprises 2 bays within a detached warehouse unit of steel portal frame construction beneath a steel profile clad roof incorporating translucent skylights.

The property briefly comprises the following characteristics:

- WC
- 2 X Electric Roller Shutter Doors
- 5.3m Eaves Height
- LED Lighting
- Gas Blower Heaters
- Three Phase Electric

The landlord will remove the external temporary building and the mezzanine floor if required.

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| ACCOMMODATION      | SQ M          | SQ FT         |
|--------------------|---------------|---------------|
| Warehouse          | 761.80        | 8,200         |
| Mezzanine          | 220.03        | 2,368         |
| <b>Total GIA</b>   | <b>981.83</b> | <b>10,568</b> |
| Temporary Building | 163.08        | 1,755         |

## TENURE

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

## RENT

£65,000 per annum.

## EPC

Pending.

## RATING ASSESSMENT

The property has a rateable value of £63,000 2023 listing; however, this will require reassessment. 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 to the Local Planning Authority (Newcastle-under-Lyme Borough Council).

## VAT

All prices are quoted exclusive of VAT which is applicable.



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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.

## 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.

## CONTACT

**Caine Savage**

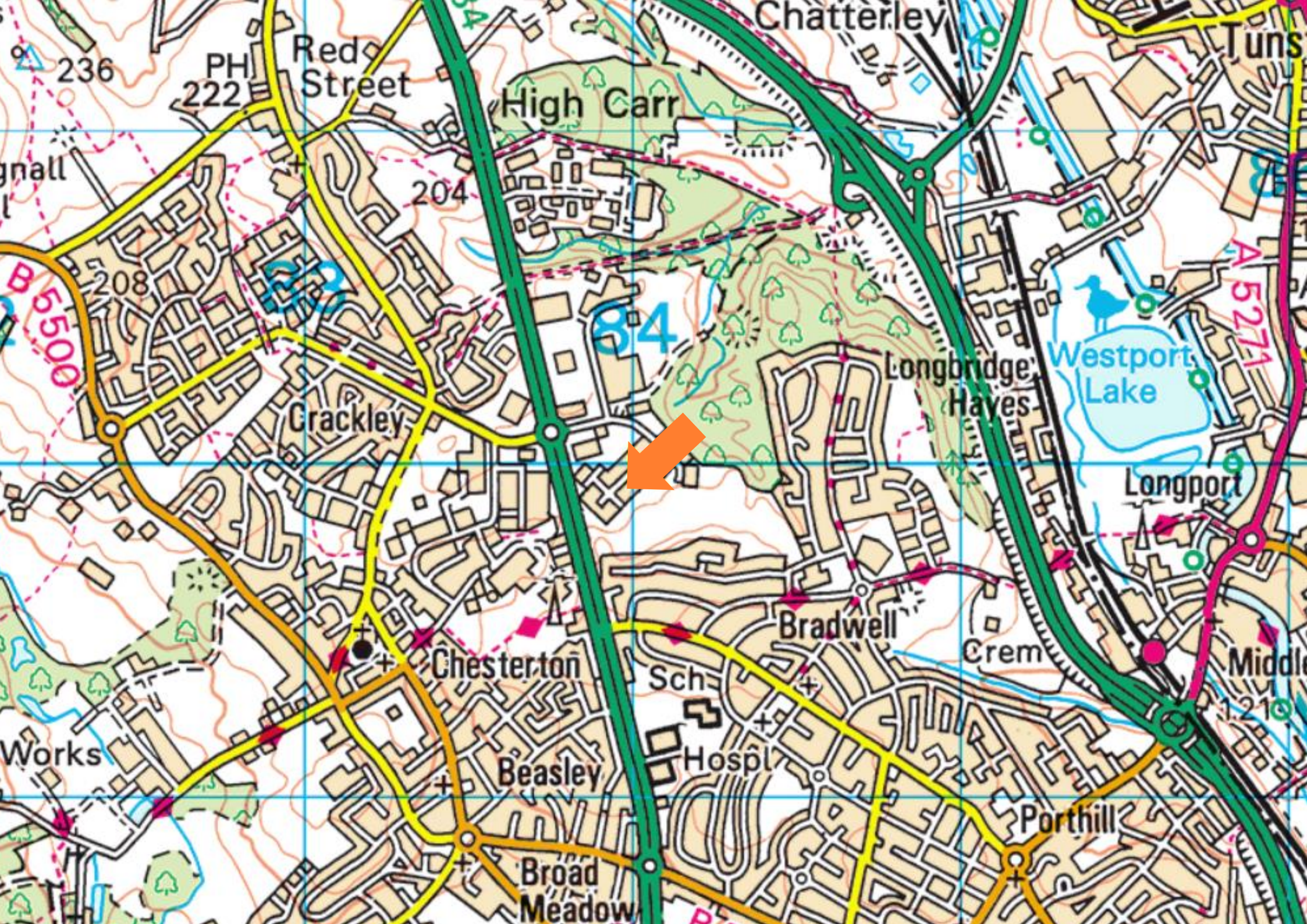
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# Our services

**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.