

TO LET

INDUSTRIAL / WAREHOUSE PREMISES WITH YARD

UNIT 15 TURNER CRESCENT, NEWCASTLE-UNDER-LYME, ST5 7JZ



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LOCATION

The premises are located on Turner Crescent which lies north to Loomer Road Industrial Estate. Loomer Road provides access to London Road which in turn provides access to A34 within 0.7miles from the property.

The A34 links to Newcastle under Lyme Town Centre 3 miles to the south and A500 2 miles to the north. Stoke on Trent is accessible via the A500 which also connects to the M6 motorway junction 16 to the north (6 miles)

DESCRIPTION

The property comprises of two inter-linked industrial premises of steel portal frame construction. The front unit has a new roof.

The units benefit from;

- Eaves height of 2.8m rising to 4.2m
- Three roller shutter doors
- Secure gated yard
- Site area 0.45 acres

The unit is suitable for storage use and does not have toilet facilities.

RENT

£30,000 per annum.

TENURE

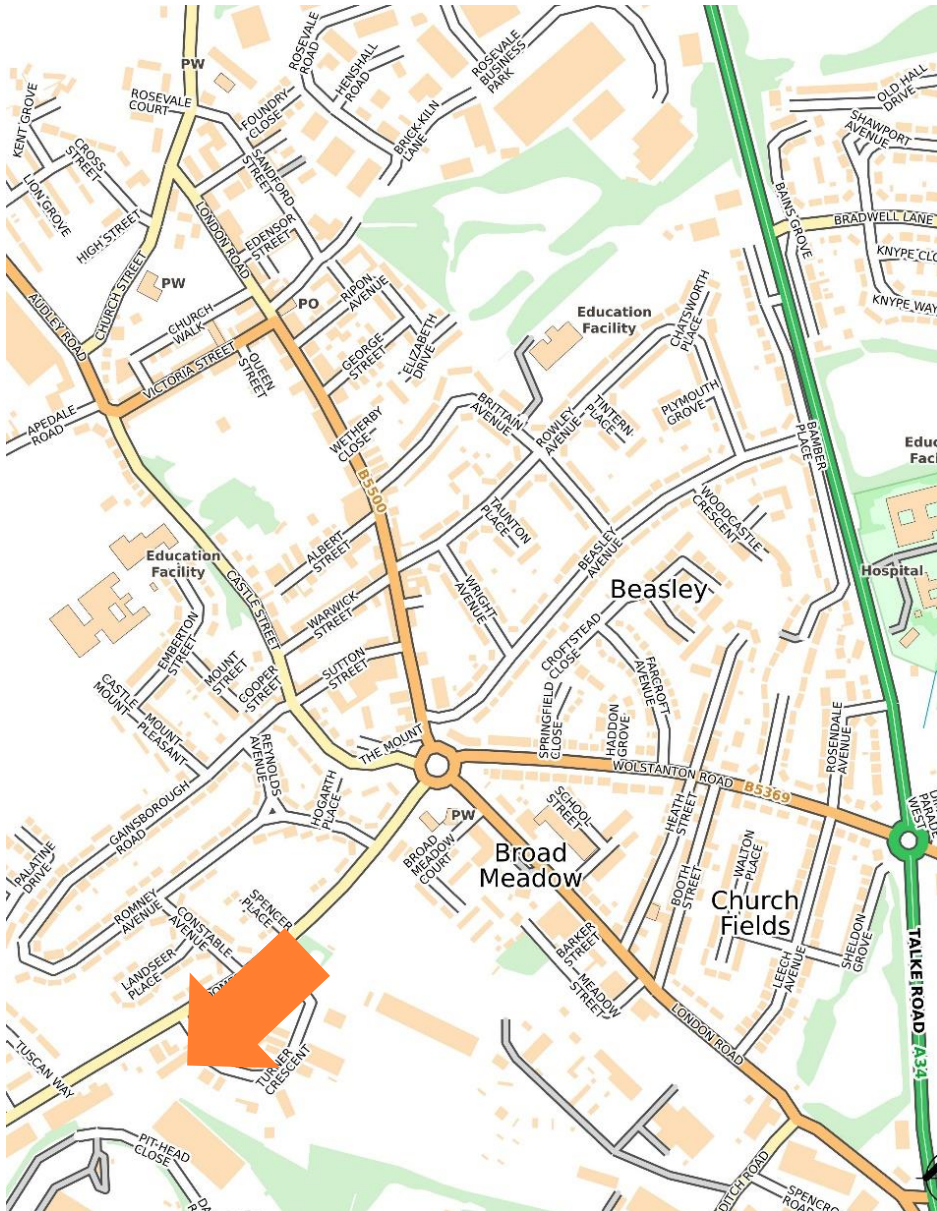
The premises are held on a full repairing and insuring lease and are available on a new sub lease or assignment. Further information is available from the agents.

ACCOMMODATION	SQ M	SQ FT
Front Warehouse	236.79	2,549
Rear Warehouse	327.60	3,526
GROSS INTERNAL AREA	564.39	6,075
Site Area	0.45 acres	0.18 hectares



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Energy Performance Certificate

D - 83.

RATING ASSESSMENT

The property has a rateable value of £24,250 (2023 listing).

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

Electric is connected to the property but has not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of its suitability. There are no existing toilet facilities within the property.

TENURE

The property is held on a full repairing and insuring lease. The property is available by way of sublease or assignment. Further information is available from the agents.

VAT

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

LEGAL COSTS

The incoming tenant is responsible for legal costs associated with the lease.

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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.

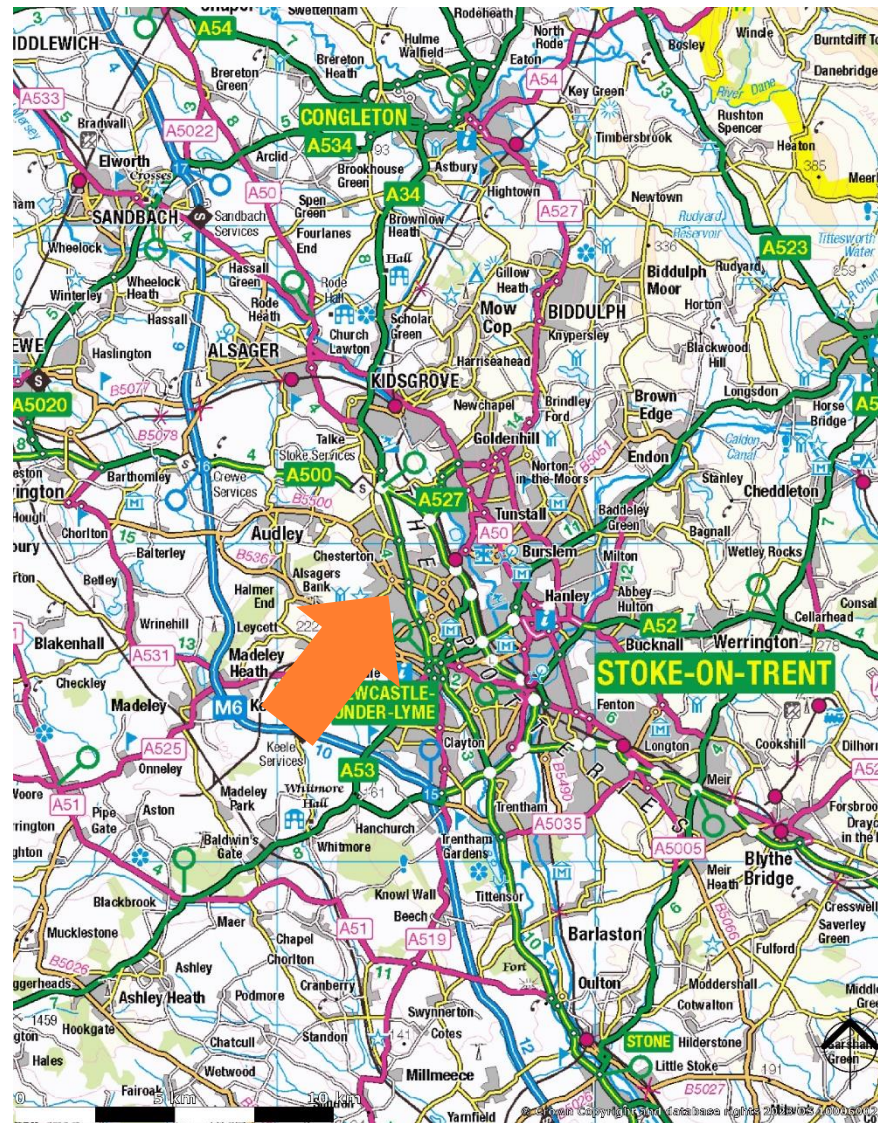
CONTACT

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