

TO LET

INDUSTRIAL / WAREHOUSE UNIT

UNIT 8 WATERMILLS ROAD, CHESTERTON, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 6AT



Contact Caine Savage: caine@mounseysurveyors.co.uk

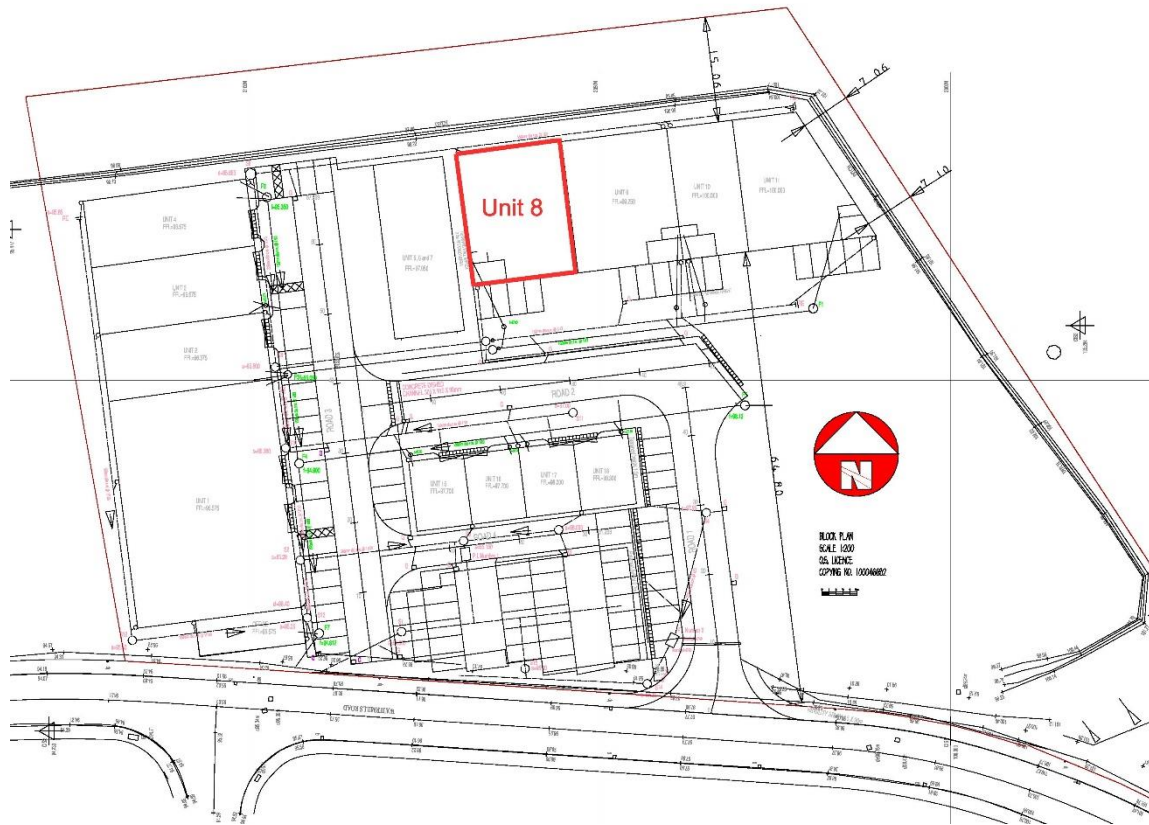
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LOCATION

The subject property is situated off Watermills Road, an Industrial location to the west of Chesterton and approximately 2.5 miles to the north-west of Newcastle-under-Lyme. Crackley Bank and Cedar Bank both link the property to the A34 dual carriageway and in turn the A500 dual carriageway providing access to the wider local and regional road network. Surrounding occupiers include Complete Insulation Supplies, Broxap and Latham International.

DESCRIPTION

The property comprises a modern end of terrace unit of steel portal frame construction with a combination of masonry and profile clad elevations beneath a steel profile clad roof surface, incorporating skylights. Loading is via the front elevation via a powered roller shutter door into a building that benefits from:

- External EV charger
- Fire detection system and CCTV.
- 5m to the eaves
- 6.8m to the apex
- Electric roller shutter (Height 5m – Width 4.2m)
- Office, WC and Kitchenette
- 3 phase electric supply
- LED lighting

Please note that vehicle related uses will not be considered.

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ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	298.68	3,215

TENURE

Available on a new full repairing and insuring lease for a term to be agreed, with a provision for a service charge.

RENT

£22,500 plus VAT per annum.

EPC

B-29.

RATING ASSESSMENT

The Rateable Value listed in the April 2023 list is £15,250. We recommend further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

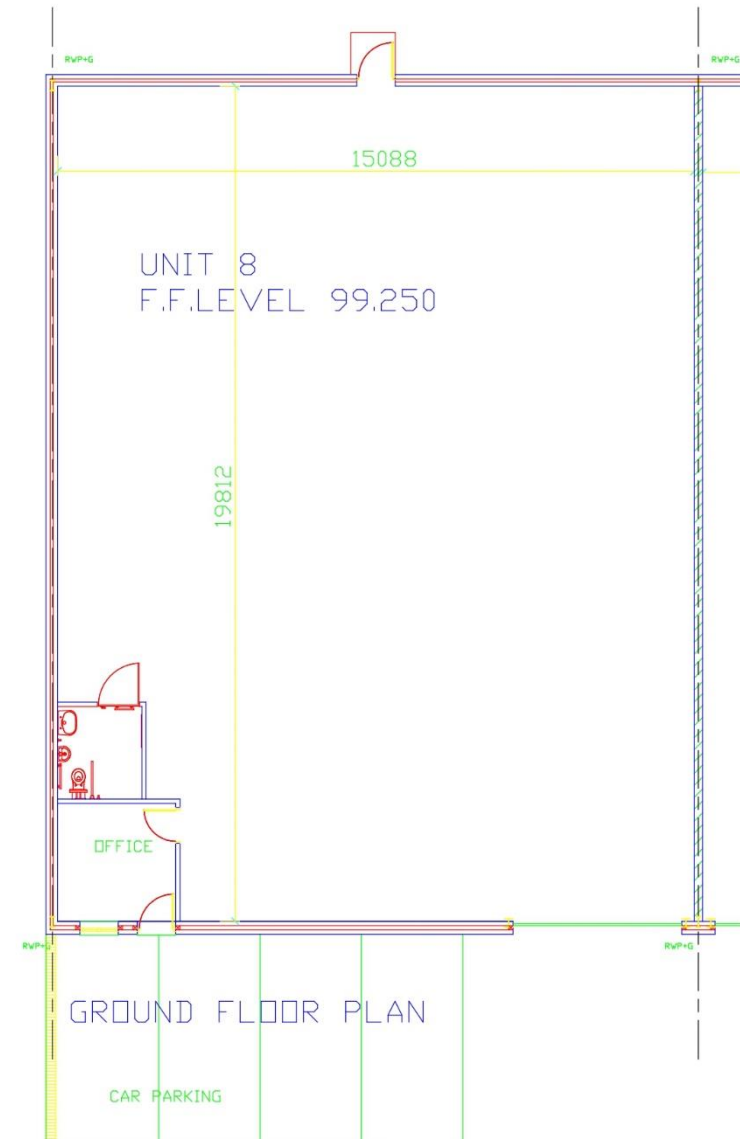
PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

SERVICES

Mains electric, water and drainage are believed to be connected to the property. Gas is not connected to the property.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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6AT

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs.

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

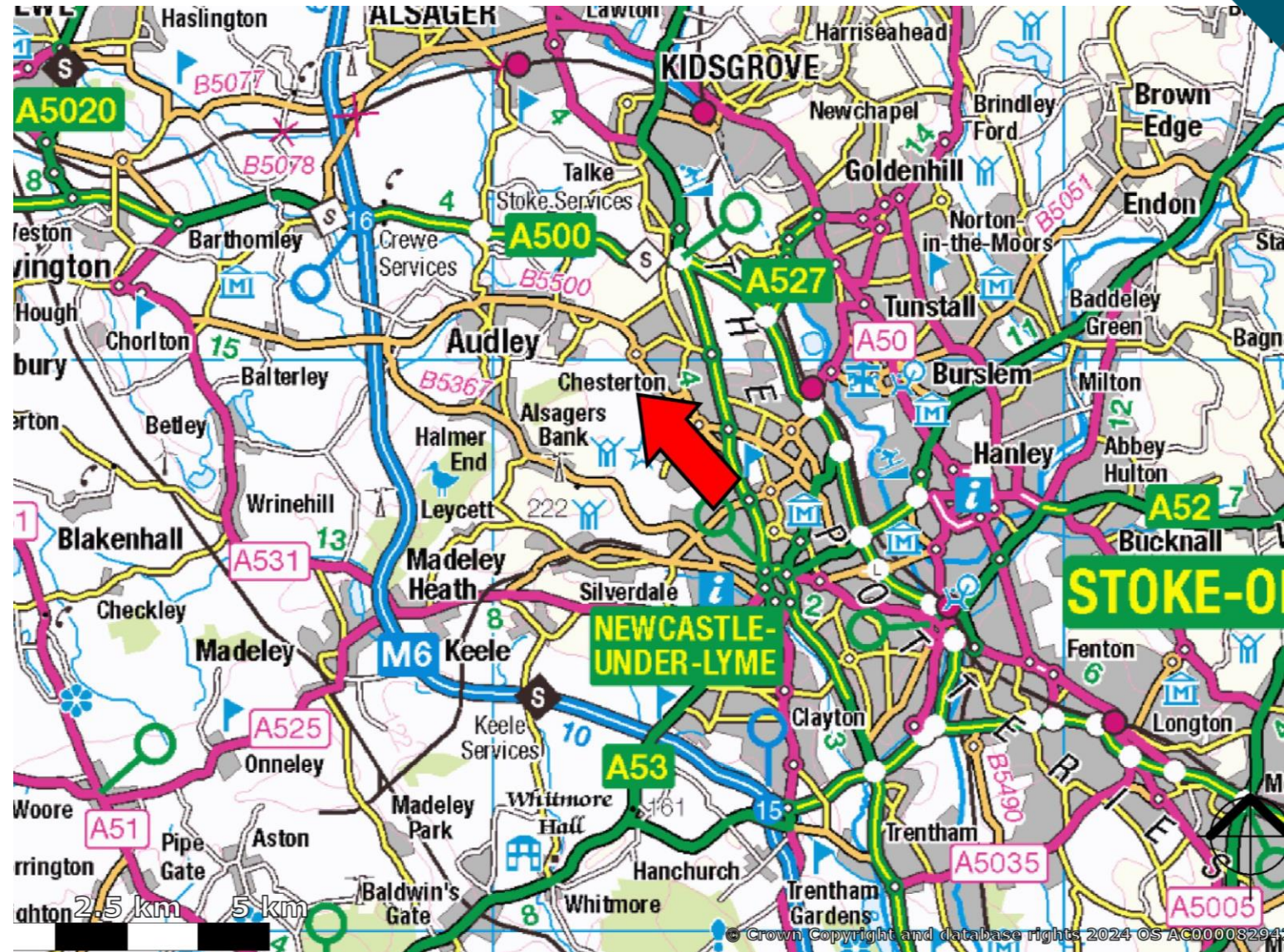
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- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
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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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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.