

# TO LET

MODERN INDUSTRIAL / WAREHOUSE PREMISES

UNIT 803 CENTRE 500, LOWFIELD DRIVE, NEWCASTLE UNDER LYME, ST5 0UU



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)





# MODERN INDUSTRIAL / WAREHOUSE

UNIT 803 CENTRE 500, LOWFIELD DRIVE, NEWCASTLE  
UNDER LYME, ST5 0UU

## LOCATION

Centre 500 is located alongside the A500 in Newcastle under Lyme. Lowfield Drive provides direct access the A500 dual carriageway.

The A500 dual carriageway (D Road) provides links to the remaining towns of Stoke on Trent and Newcastle under Lyme. The A500 also provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).

## DESCRIPTION

The premises comprise of a modern industrial property of portal frame construction with part brick and part clad elevations. The property benefits from;

- A single, electric roller shutter door
- WCs, kitchen and offices
- Eaves Height 5.5m
- Fluorescent strip lighting
- 4 parking allocations onsite

## TENURE

A new full repairing and insuring lease is available on terms to be agreed.

## ACCOMMODATION

	sq.ft	sq.m
Ground Floor	3,012	279.81
First Floor	326	30.31
<b>Gross Internal Area</b>	<b>3,338</b>	<b>310.12</b>

## RENT

£30,000 per annum

## ENERGY PERFORMANCE CERTIFICATES

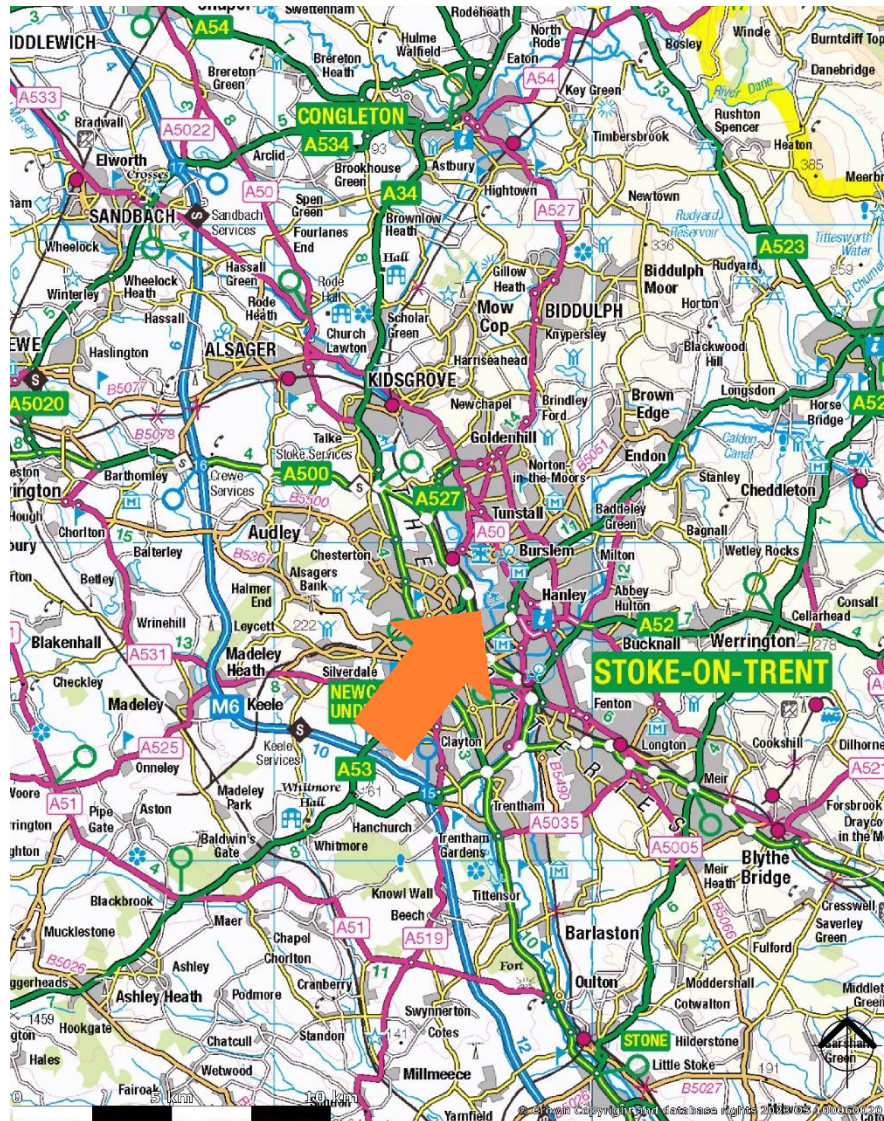
EPC Rating – B (46)





# MODERN INDUSTRIAL / WAREHOUSE

UNIT 803 CENTRE 500, LOWFIELD DRIVE, NEWCASTLE  
UNDER LYME, ST5 0UU



## RATING ASSESSMENT

The property has a rateable value of £22,000 (2023 listing).

We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

## SERVICES

All services are believed to be connected to the unit but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost is additional to rent. Further details are available upon request.

## VAT

All prices quoted are exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

## CONTACT

**Becky Thomas**

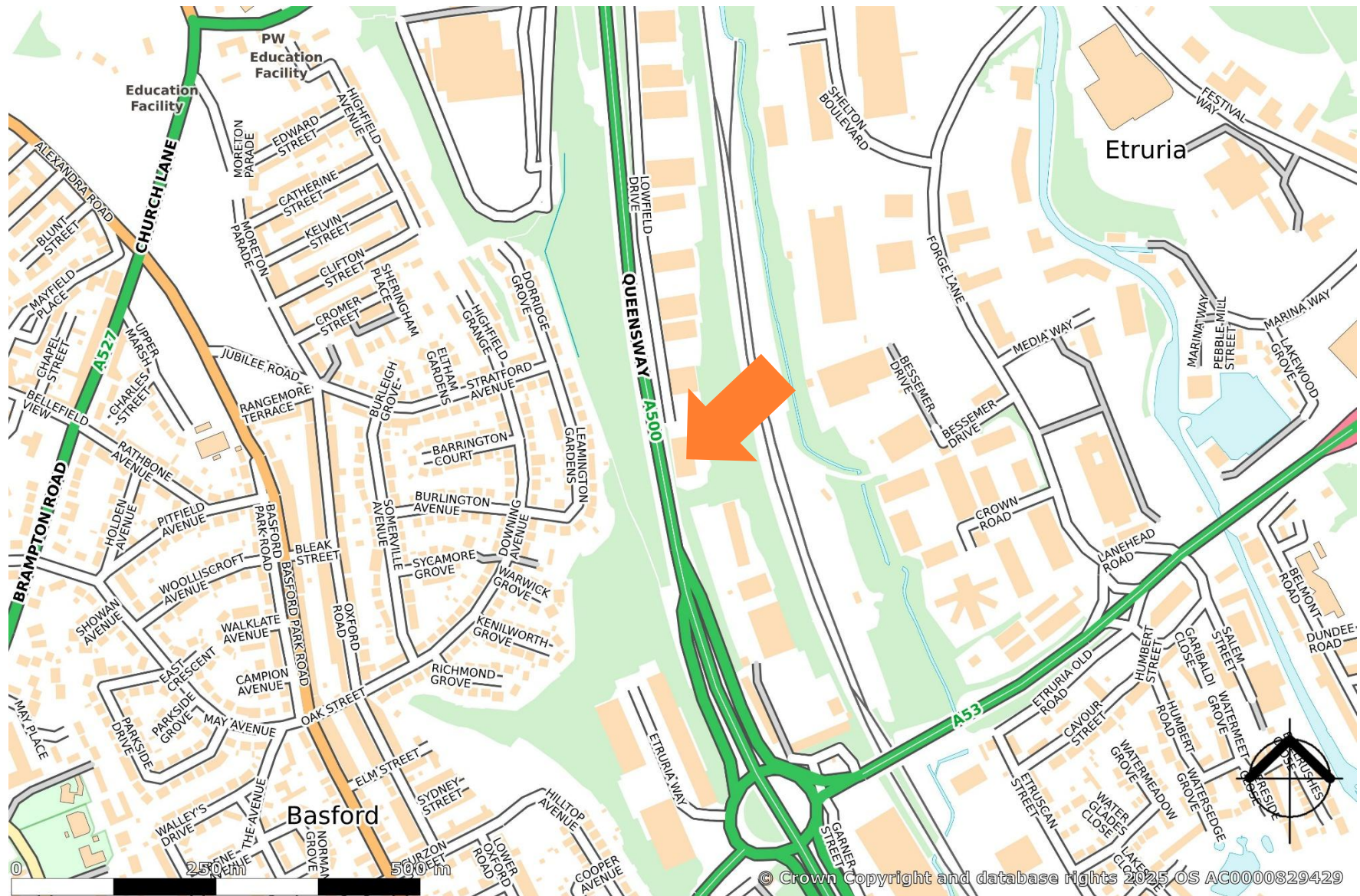
T: 01782 202294 E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



# MODERN INDUSTRIAL / WAREHOUSE

UNIT 803 CENTRE 500, LOWFIELD DRIVE, NEWCASTLE  
UNDER LYME, ST5 0UU



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)





# 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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.