

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

FORMER AMD UNIT, SPENCROFT ROAD, HOLDITCH INDUSTRIAL ESTATE, CHESTERTON, ST5 9JB



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

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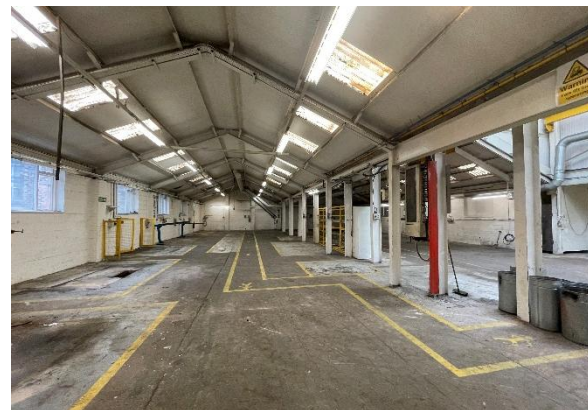
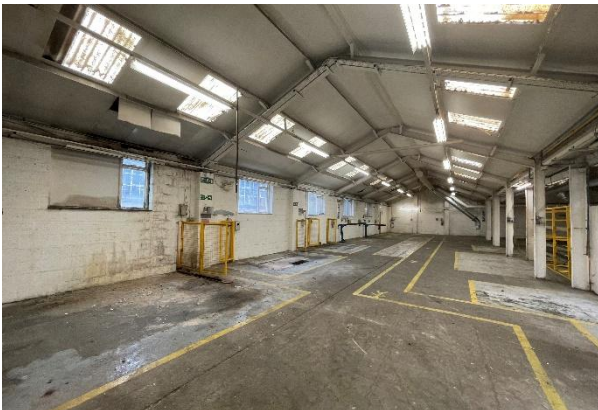
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## LOCATION

The property is accessed off Spencroft Road on Holditch Industrial Estate in Chesterton, an established commercial location approximately 2 miles from Newcastle-under-Lyme.

The A34 dual carriageway runs parallel to the unit and provides direct access to the A500 dual which in turn provides access to Junctions 15 & 16 of the M6 Motorway which are located approximately 6.7 and 5.3 miles distant respectively.

## DESCRIPTION

The property comprises a detached industrial premises of steel portal frame construction which briefly comprises the following characteristics:

- Ground & First Floor Offices
- 2 Surface Level Loading Doors
- Secure Yard
- Car Parking
- Three Cranes
- Maximum Eaves Height of 7.30 Meters
- Staff Welfare Facilities

ACCOMMODATION	SQ M	SQ FT
Industrial / Warehouse	1,075.77	11,579
Ground Floor Offices	196.29	2,112
First Floor Offices	537.75	578
<b>Total Gross Internal Area</b>	<b>1,325.81</b>	<b>14,269</b>



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## RENT

£50,000 per annum exclusive.

## TENURE

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

## EPC

D - 84.

## RATING ASSESSMENT

The property has a rateable value of £53,000. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## PLANNING

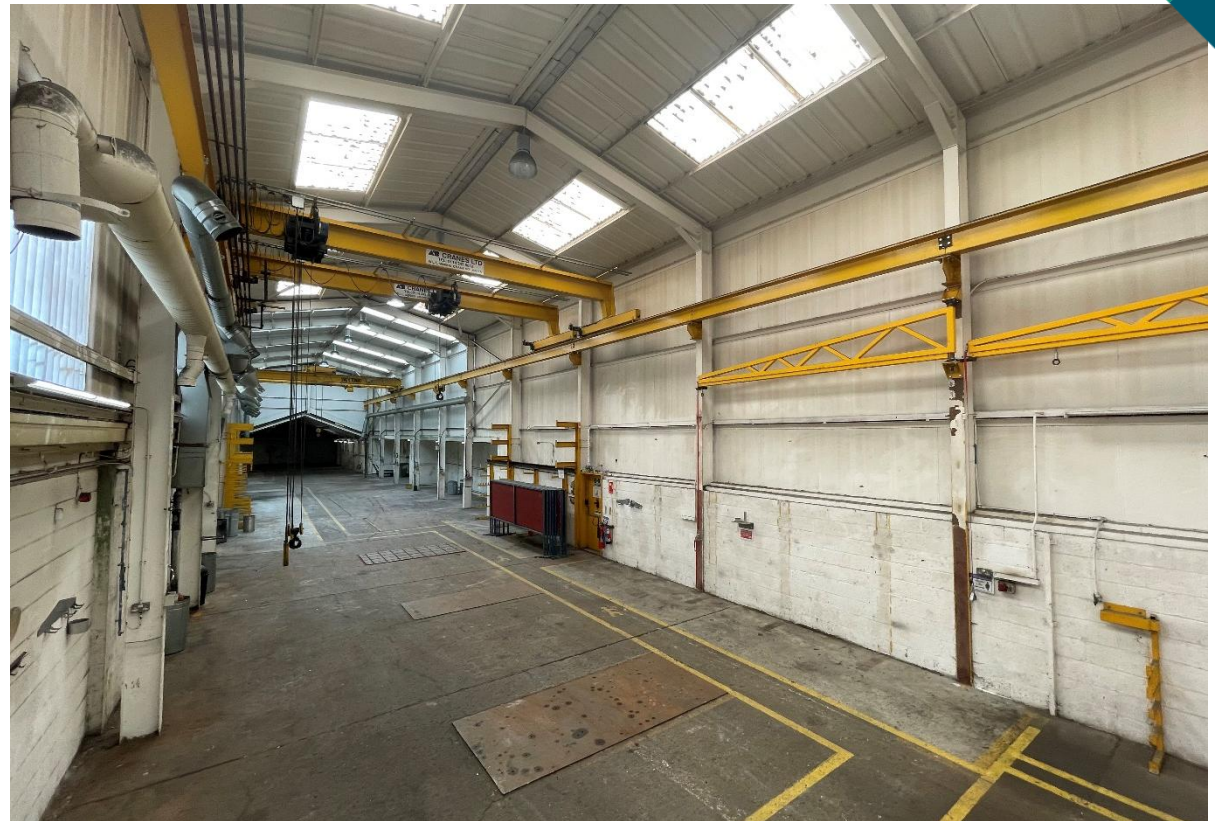
Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

## VAT

All prices are quoted exclusive of VAT we understand is applicable.

## LEGAL COSTS

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





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## SERVICES

All services are believed to be connected to the property but have not been tested by the agent. 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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# 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.