



# **TO LET**

## **INDUSTRIAL / WAREHOUSE UNIT**

**UNIT 43/44  
PARKHOUSE INDUSTRIAL ESTATE WEST  
NEWCASTLE-UNDER-LYME  
ST5 7RU**



**23,157 sq. ft. (2,151 sq. m.)**

Approx. Gross Internal Area

- Two loading doors
- Eaves height 5.8 metres
- Surrounding occupiers include FedEx, Screwfix, Howdens & ATS



### Location:

Parkhouse Industrial Estate is situated off the A34 dual carriageway, approximately 1 mile to the south of the A500 which links Junctions 15 and 16 of the M6 Motorway. Newcastle town centre lies approximately 3.5 miles to the south and provides a range of retail and leisure amenities.

The estate has a wide range of national occupiers including ATS Euromaster, FedEx, Howdens, Screwfix, Toolstation and DHL.

### Description:

The premises comprise a 4 bay steel portal frame unit constructed with a concrete floor, part brick/part clad elevations with a fully lined roof incorporating roof lights above. Eaves height in the warehouse area is 5.8 metres and there is a variety of fluorescent strip lighting and sodium light fittings. Loading access is obtained via two loading doors in the front elevation.

To the front of the unit there is a 2 storey office block providing a variety of office and toilet facilities.

Externally, there is yard and car parking to the front of the unit.

### Accommodation:

	sq. ft.	sq. m.
Main warehouse	21,078	1,958.14
Ground floor offices	1,063	98.80
First floor offices	1,016	94.40
<b>Approximate Gross Internal Area</b>	<b>23,157</b>	<b>2,151.34</b>

### Tenure:

The premises are currently held on a full repairing and insuring lease expiring on the 18<sup>th</sup> September 2023.

A lease assignment or sub-lease up to September 2023 is available or alternatively a new longer lease will be available from the landlords subject to agreeing terms.



### Rent:

Current passing rent is £110,000 per annum.

### Rating Assessment:

The premises have a current rateable value of £86,500 (2017 listing).

### Planning:

All interested parties to make their own enquiries to Newcastle Borough Council. Telephone 01782 717717.

### Money Laundering:

The money laundering regulations require identification checks to be undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.



**Energy Performance Certificate:**

Rating - C 64.

**VAT:**

All prices quoted are exclusive of VAT, which may be chargeable.

**Legal Costs:**

Each party to be responsible for their own legal costs incurred.

**Viewing:**

Strictly by prior appointment with the sole agents:

**Harris Lamb  
3 Lakeside  
Festival Park  
Stoke-on-Trent  
ST1 5RY**

**Contact: Andrew Groves**

**Tel: 01782 272555**

**Email: [andrew.groves@harrislamb.com](mailto:andrew.groves@harrislamb.com)**

**Ref: ST1112**

**Date: March 2019**

**Subject to Contract**

