



# TO LET

## MODERN WAREHOUSE / TRADE COUNTER UNIT

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



**3,012 sq ft (279.86 sq m)  
(Approx. Gross Internal Area)**

- Located Adjacent to the A500 Dual Carriageway
  - Onsite Parking
  - Eaves Height 5.5m



## Location

The property is located on Lowfield Drive which is accessed directly from the A500 dual carriageway. The rear of the unit benefits from some roadside visibility closest to the slip road to Festival Park.

The A500 provides direct access to both Junctions 15 and 16 of the M6 Motorway within 7 miles from the property and the A50 dual carriageway towards the East within 5 miles.

Adjoining occupiers include AIB Solutions and ESS Group.

## Description

The property is of steel portal frame construction with brick/profile clad elevations. Internally, the property benefits from W/Cs, florescent strip lighting, 5.5m eaves height, reception and kitchenette. Loading is via an electric roller shutter door with allocated parking to the front and additional communal parking towards Lowfield Drive.

## Accommodation

	Sq.ft	Sq.m
Total Gross Internal Area	3,012	279.86

## Rent

£21,000 per annum exclusive

## Tenure

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

## Rating Assessment

Enquiries with Newcastle Borough Council reveal a rateable value of £18,250 (2017 Listing).

Interested parties are advised to make their own enquiries with the local authority to clarify. Newcastle Borough Council 01782 717717.

## EPC

EPC Rating – B (46)

## Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



## Service Charge

A service charge will be levied to cover the maintenance of the common areas of the development. Further details are available upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred with the transaction.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.

## Viewing:

Strictly via sole agents:

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

**Contact: Becky Thomas**

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**Ref: ST1105 / November 2018**

**Subject to Contract**



