

Unit 40

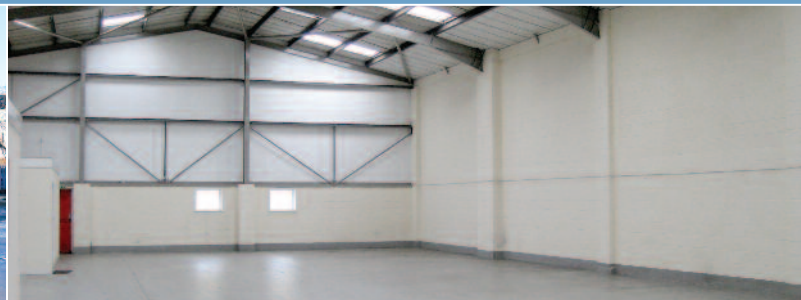
BR | INDUSTRIAL
TRUST

Canmoor

PARKHOUSE INDUSTRIAL ESTATE WEST ■ BROOKHOUSE ROAD ■ ST5 7RU



To Let industrial/warehouse unit
5,000 sq ft (464 sq m)



- High quality industrial/warehouse unit
- Established industrial estate location
- M6 Junction 16 - 4.5 Miles

NEWCASTLE-UNDER-LYME

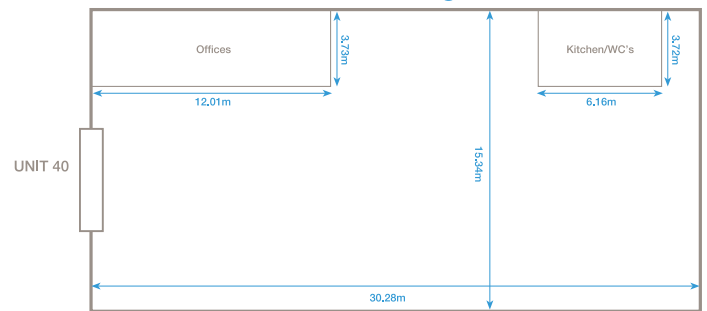
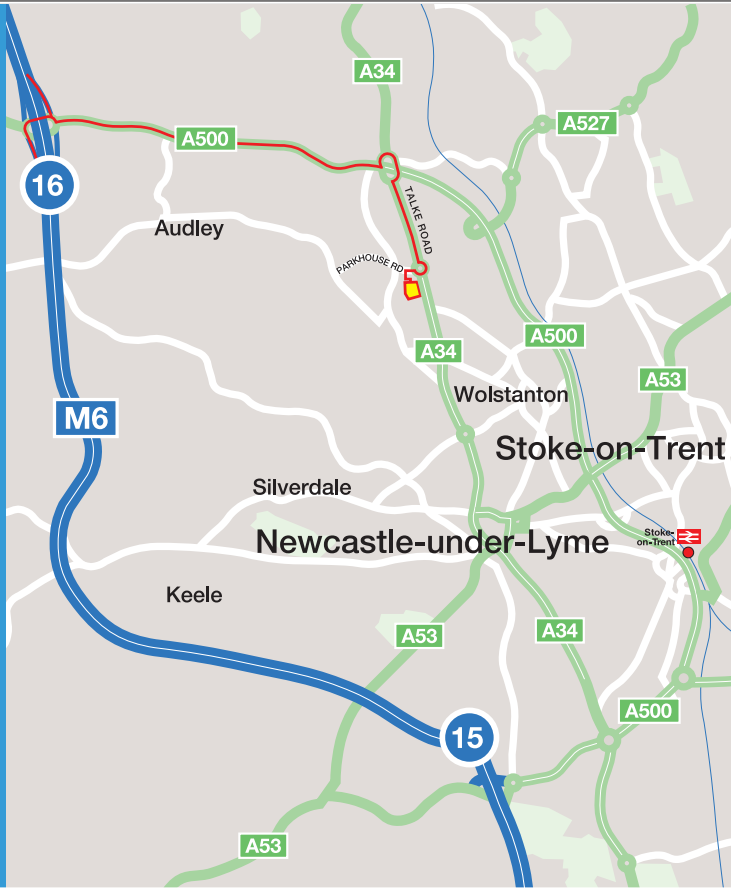
www.canmoor.com/parkhouse

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Location

Parkhouse Industrial Estate is situated off the A34 dual carriageway, approximately 1 mile to the south of the A500, which interlinks with Junctions 15 and 16 of the M6 Motorway. Approximately 2.5 miles to the south of the estate lies Newcastle-under-Lyme Town Centre providing a full range of retail and leisure facilities. Parkhouse Industrial Estate has a range of regional and national occupiers including FedEx, Howdens Joinery, Bigfoot Self Storage, Geopost UK Ltd and ATS Euromaster.

Description

The premises comprise of a warehouse/industrial unit of steel portal frame construction which feature the following:

- Profile clad elevations ■ Translucent skylights
- Range of cellular and open plan offices
- Eaves height from 5.8 metres ■ Reception area and offices
- One roller shutter door

Accommodation

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Offices | 482 | 44.80 |
| Warehouse | 4,518 | 419.70 |
| Total | 5,000 | 464.50 |

Services

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

Rateable Value

The property has a rateable value of: **£17,000** in the 2010 Ratings list.

Tenure/Rent

The unit is available by way of a new Full Repairing and Insuring lease on terms to be agreed. Rent **£22,500** per annum exclusive.

EPC: c-58 **VAT:** VAT is payable on rents and charges.

Service Charge

A service charge is levied for the maintenance of common areas. Further details available from the agents.

Viewings & Further Information:

Legat Owen
CHARTERED SURVEYORS
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www.legatowen.co.uk

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