

TO LET

COMMERCIAL UNITS

UNITS 1 TO 4 PHOENIX PLACE, PEACOCK ROAD, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 9HY



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LOCATION

Phoenix Place is situated on Peacock Road, Newcastle-under-Lyme, within an established commercial area, approximately one mile north of the town centre.

Peacock Road provides convenient access to the surrounding road network, with the A34 nearby providing direct connections towards Newcastle-under-Lyme, Stoke-on-Trent and the wider North Staffordshire area. The A500 is also readily accessible, providing an important link to the M6 motorway at Junctions 15 and 16 and the wider regional motorway network.

The location is well suited to a range of commercial occupiers, benefiting from good road connectivity, proximity to the wider North Staffordshire conurbation and access to a substantial local workforce.

DESCRIPTION

The property has been renovated to provide four commercial units or can be leased in any combination. The overall improvements are listed below and more particularly for each unit in the table:

- Secure estate perimeter fencing.
- Newly decorated warehouse floors.
- Dedicated yard areas as shown on the attached site plan.
- Overhead cranes in all units.
- Each unit has a 3 phase 100amp electric supply.
- Dedicated toilet facilities in each unit.

RATING ASSESSMENT

Each unit is currently being separately assessed. Interested parties may qualify for Small Business Rates Relief and should enquire direct to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

UNIT	NOTES	SQ M	SQ FT	NET RENT £PA	NET RENT £PCM
Unit 1 - New skylights throughout. - Existing 2 x 8tn cranes (tenant to commission if required). - Refurbished two storey offices including new anthracite uPVC windows. - The two storey office total 1,657 Sqft of the total size. - Air-conditioning in the front ground and first floor offices for heating and cooling.	Main Warehouse: - eaves height 6.6m - Ridge height 7.3m - Roller shutter H 4.26m x W 5.19m Lean-to: - Max eaves 6.1m - Min eaves 4.4m	708.10	7,622	£48,650	£4,054
Unit 2 - New insulated metal roof, with full length skylights. - New guttering and downpipes. - New anthracite uPVC double glazed windows. - Existing 3tn crane (tenant to commission if required).	Eaves height 3.6m Roller shutter H 3.5m x W 4.1m	330.92	3,562	£28,500	£2,375
Unit 3 - New insulated metal roof, with full length skylights. - New guttering and downpipes. - New roller shutter to the front elevation. - New anthracite uPVC double glazed windows. - Existing 3tn crane (tenant to commission if required).	Eaves height 3.6m Roller shutter H 2.7m x W 4.5m	220.83	2,377	£23,770	£1,980
Unit 4 - New guttering and downpipes. - New anthracite uPVC double glazed windows. - Sheet cement roof. - New roller shutter access. - Secure external rear yard. - Existing 2 x small cranes, weight limit to be confirmed (tenant to commission if required).	Front Warehouse: - Eaves height 2.8m - Ridge height 3.7m - Roller shutter H 3m x W 3.2m (Approx) Rear Warehouse: - Eaves height 3.4m - Ridge height 4.8m Connecting door access H 2.98m x W 2.7m Rear yard roller shutter H 2.7m x W 2.7m	251.77	2,710	£13,550	£1,129
All rents are quoted net and are subject to VAT.					

SERVICES

Mains water and electric are connected to the site. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

TENURE

On new full repairing and insuring leases, for a term to be agreed.

PLANNING

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

EPC

TBC

LEGAL COSTS

The ingoing Tenant is responsible for the Landlords reasonable legal costs for the preparation of the lease and any associated documents.

CONTACT

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