TO LET

INDUSTRIAL / WAREHOUSE PREMISES WITH YARD

UNIT 1 TURNER CRESCENT, NEWCASTLE-UNDER-LYME, ST5 7JZ

mounsey
CHARTERED
SURVEYORS



Contact Becky Thomas : becky@mounseysurveyors.co.uk

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LOCATION

The premises are located on Turner Crescent which lies north to Loomer Road Industrial Estate. Loomer Road provides access to London Road which in turn provides access to A34 within 0.7miles from the property.

The A34 links to Newcastle under Lyme Town Centre 3 miles to the south and A500 2 miles to the north. Stoke on Trent is accessible via the A500 which also connects to the M6 motorway junction 16 to the north (6 miles)

DESCRIPTION

The property comprises of industrial premises of a concrete frame with brick elevations beneath a pitched roof. The warehouse consists of two bays and rear storage behind two storey offices. The bays interconnect via multiple openings and the property also benefits from;

- Eaves height of 4.6m rising to 6.5m
- LED lights
- WCs and kitchen
- Two electric roller shutter doors
- 1x EV charging point
- Secure gated yard

RENT

£90,000 per annum.

TENURE

The premises are available on a new full repairing and insuring lease on terms to be agreed.

ACCOMMODATION	SQ M	SQ FT
Warehouse	1147.87	12,356
Stores	102.46	1,103
Ground Floor Office	58.5	630
First Floor Office	58.5	630
GROSS INTERNAL AREA	**1,367.33**	**14,718**

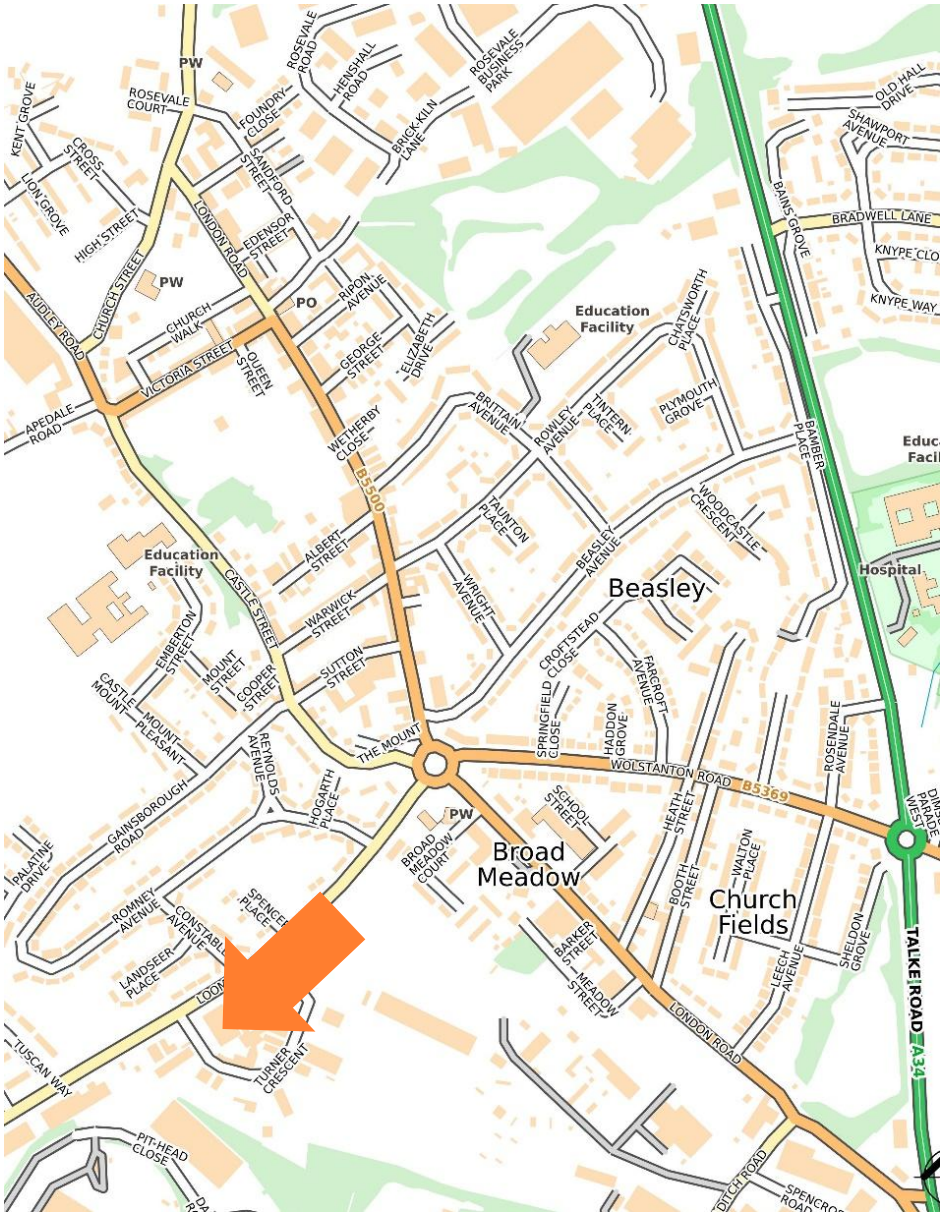


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Energy Performance Certificate

C - 53.

RATING ASSESSMENT

The property has a rateable value of £60,500 (2026 listing).

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).

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.



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VAT

All prices are quoted exclusive of VAT which is not applicable.

LEGAL COSTS

The ingoing tenant is responsible for legal costs associated with the lease.

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.

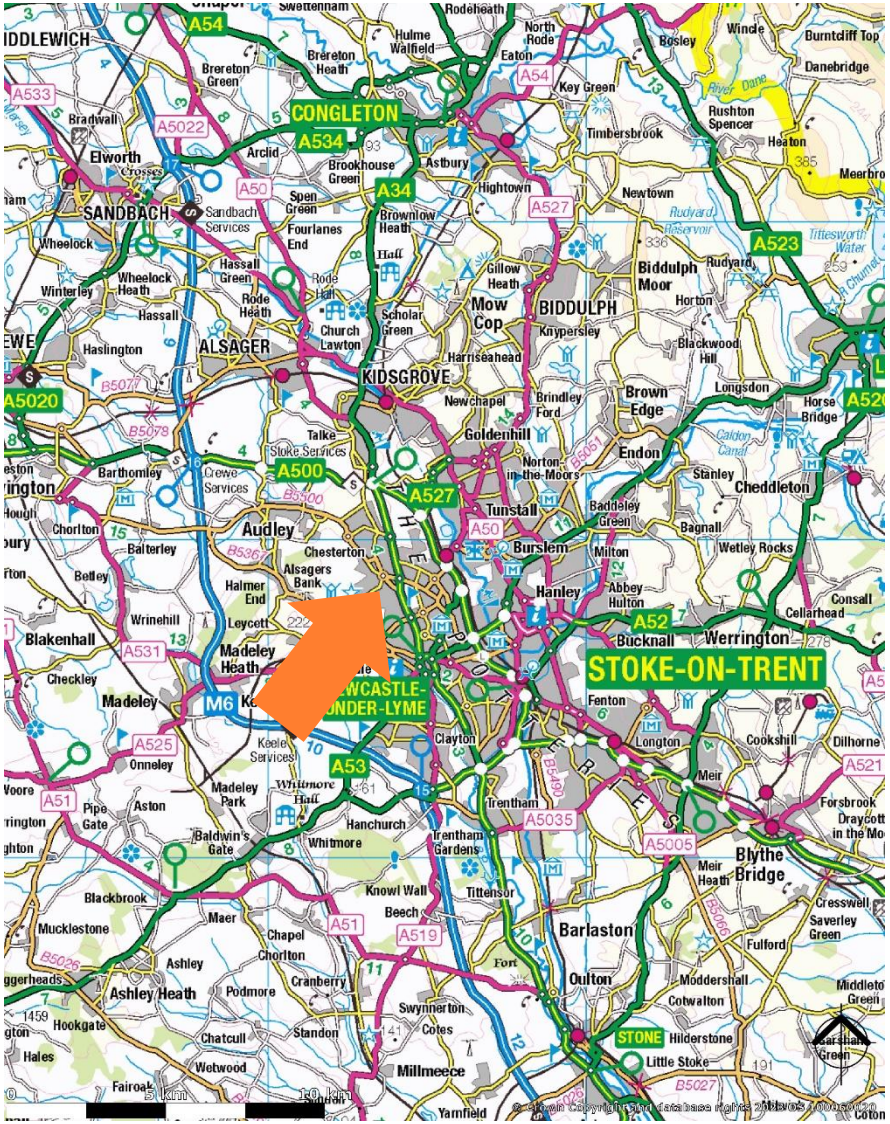
CONTACT

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Mounsey Chartered Surveyors,
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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.

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.