

Etruria Way

Etruria Way Newcastle Under Lyme ST4 6JQ

Warehouse | 3,832 ft²



Fully refurbished



1.8 miles from Stoke-on-Trent



6.5 m eaves height



24 hour access



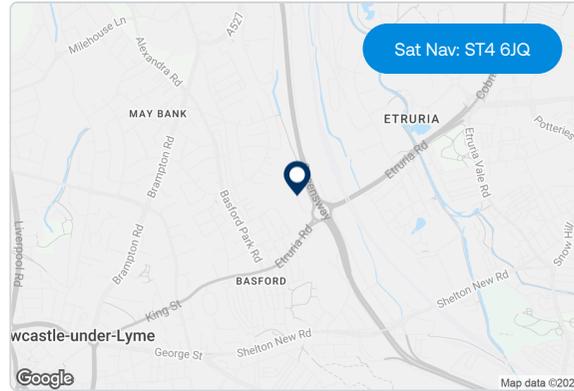
Trade counter



Close to Junctions 15 & 16 M6

Available to Let



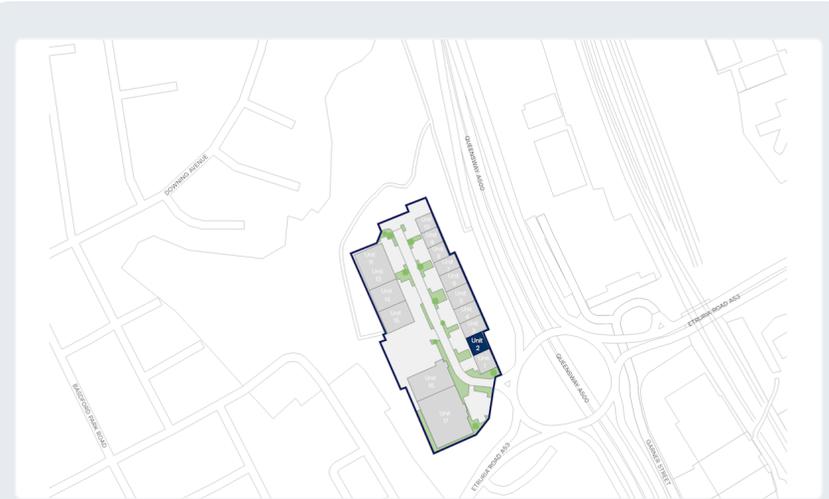


Description

Etruria Way comprises a mid-terrace steel portal frame industrial/warehouse unit, constructed with a concrete floor, part brick/part clad elevations with a pitched roof incorporating roof lights above. Loading access is obtained via a single loading door in the front elevation and eaves height is approximately 6.5 metres. The unit was recently fully refurbished which includes a replacement roof, new LED lights, and internal and external decoration. Externally, there is a yard and car parking area accessed directly off Etruria Way. *Internal photos are indicative*

Location

Etruria Trading Estate is accessed off Etruria Island, giving direct access to the A500 Queensway which provides dual carriageway access to the other main arterial roads in the area and J15 and 16 of the M6. The location provides excellent access to the City Centre/Hanley (1.5 miles) and Newcastle-under-Lyme Town Centre (1 mile). Other Trade Counter occupiers being – Screwfix, Edmundson Electrical, Crown Paints.



Further information

EPC
Unit
2: A

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Tristan Boulter
Mileway
northwest@mileway.com
01925 358160

Mike Burr
Harris Lamb
mike.burr@harrislamb.com
01782 272 555

Andrew Groves
Harris Lamb
andrew.groves@harrislamb.com
01782 275860

Becky Thomas
Mounsey Surveyors
becky@mounseysurveyors.co.uk
01782 202294

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 2	Warehouse	3,832	Immediately	3,672.50
Total		3,832		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway