

# TO LET

COMING SOON – INDUSTRIAL / WAREHOUSE UNITS

UNITS 59-63 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE EAST,  
NEWCASTLE-UNDER-LYME, ST5 7RH



Contact Rob Stevenson [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

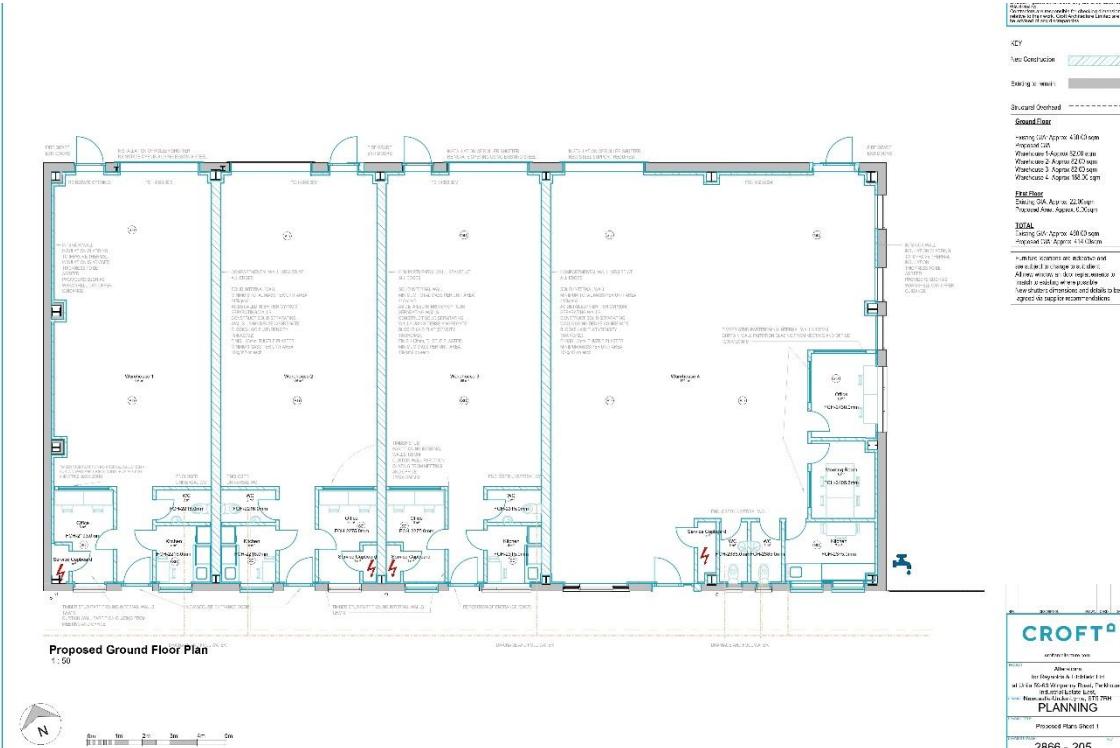
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## LOCATION

Winpenny Road is situated within the Parkhouse Industrial Estate East in Newcastle-under-Lyme, Staffordshire. This industrial estate is conveniently located near the A34 dual carriageway, providing easy access to the A500 and approximately 5 miles from Junction 16 of the M6 motorway.

## DESCRIPTION

The building is of steel portal framed construction with brick elevations beneath a metal clad insulated roof. There is parking to the front elevation shared yard at the rear. There will be 3 x 1,000 sq.ft units and 1 x 2,000 sq.ft unit. Each unit will provide

- Redecorated external cladding.
- New windows and doors have been installed.
- Office, kitchen and toilet facility.
- 1,000 sqft units will have single phase power supply.
- 2,000 sqft unit will have 3 phase power supply.
- Newly decorated with LED lighting.
- Painted warehouse floor.
- Parking to the front with pedestrian access.
- 3.5m eaves to the front elevation.
- 5m eaves to the rear elevation.

## TENURE

Each unit will be available on a new full repairing and insuring lease, by way of a service charge for external areas, for a term to be agreed.

## RENTS

- 1,000 sqft units = £12,000 per annum plus vat per unit.
- 2,000 sqft unit = £20,000 per annum plus vat.

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## RATING ASSESSMENT

The rateable value for each unit is to be reassessed. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## SERVICES

Electric and water supplies available, either from mains supply or sub-metered and recharged by the Landlord. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

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

## EPC

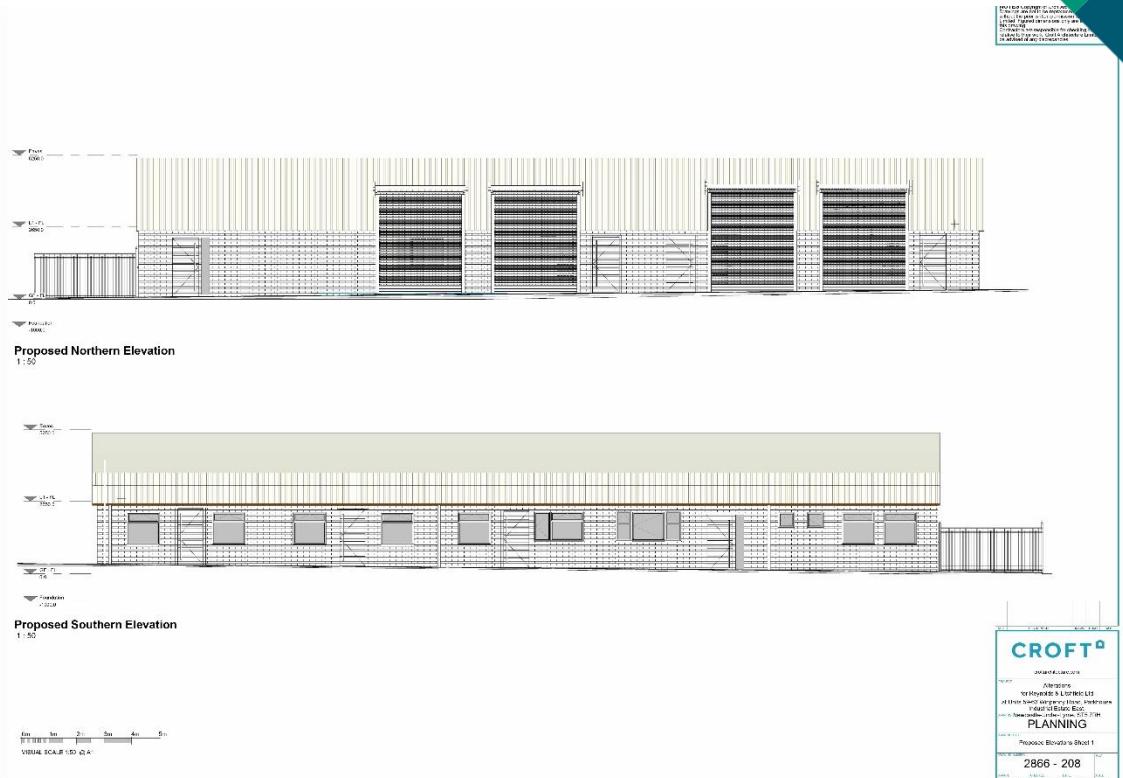
D 94, expiring July 2033.

## LEGAL COSTS

The ingoing Tenant to cover the Landlords reasonable legal costs.

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.



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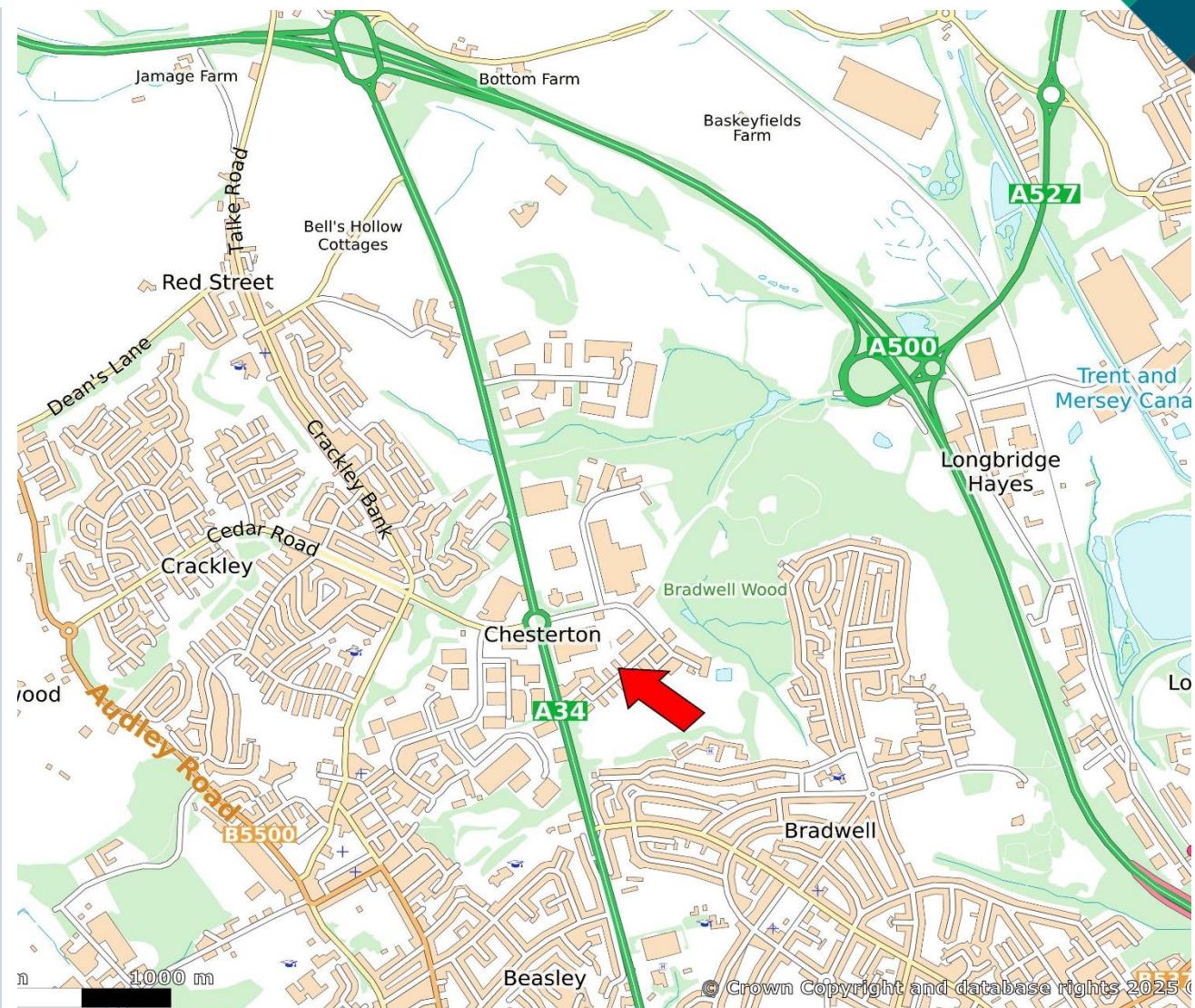
## CONTACT

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**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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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.