

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

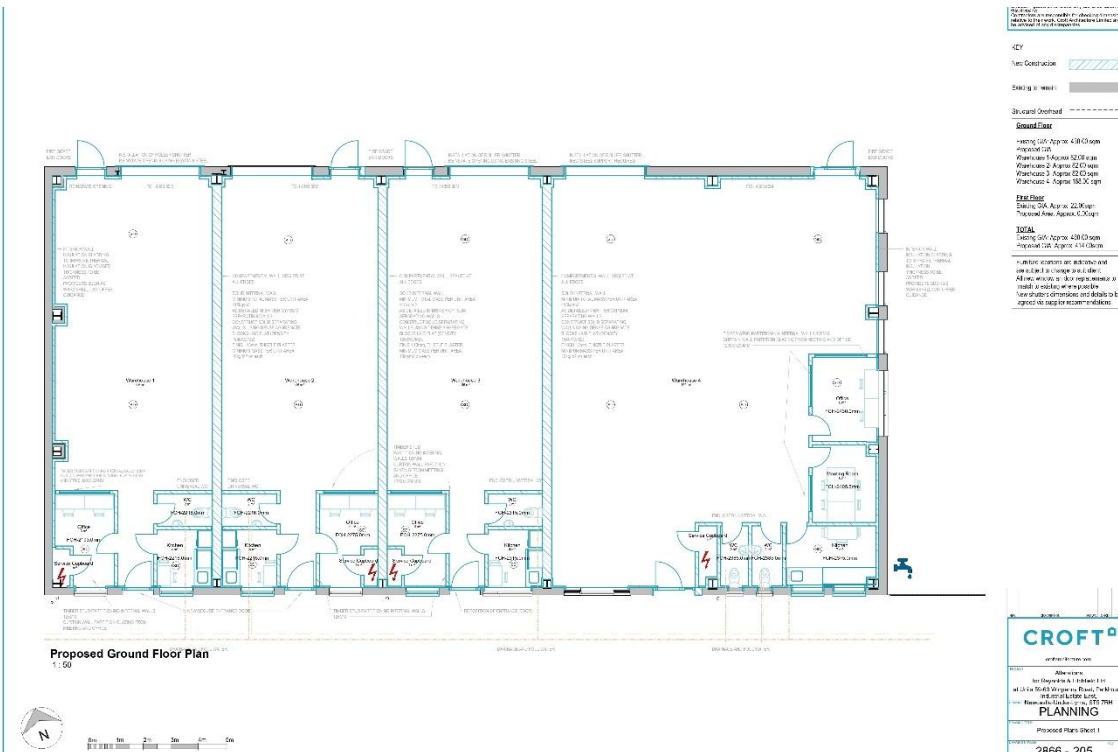
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LOCATION

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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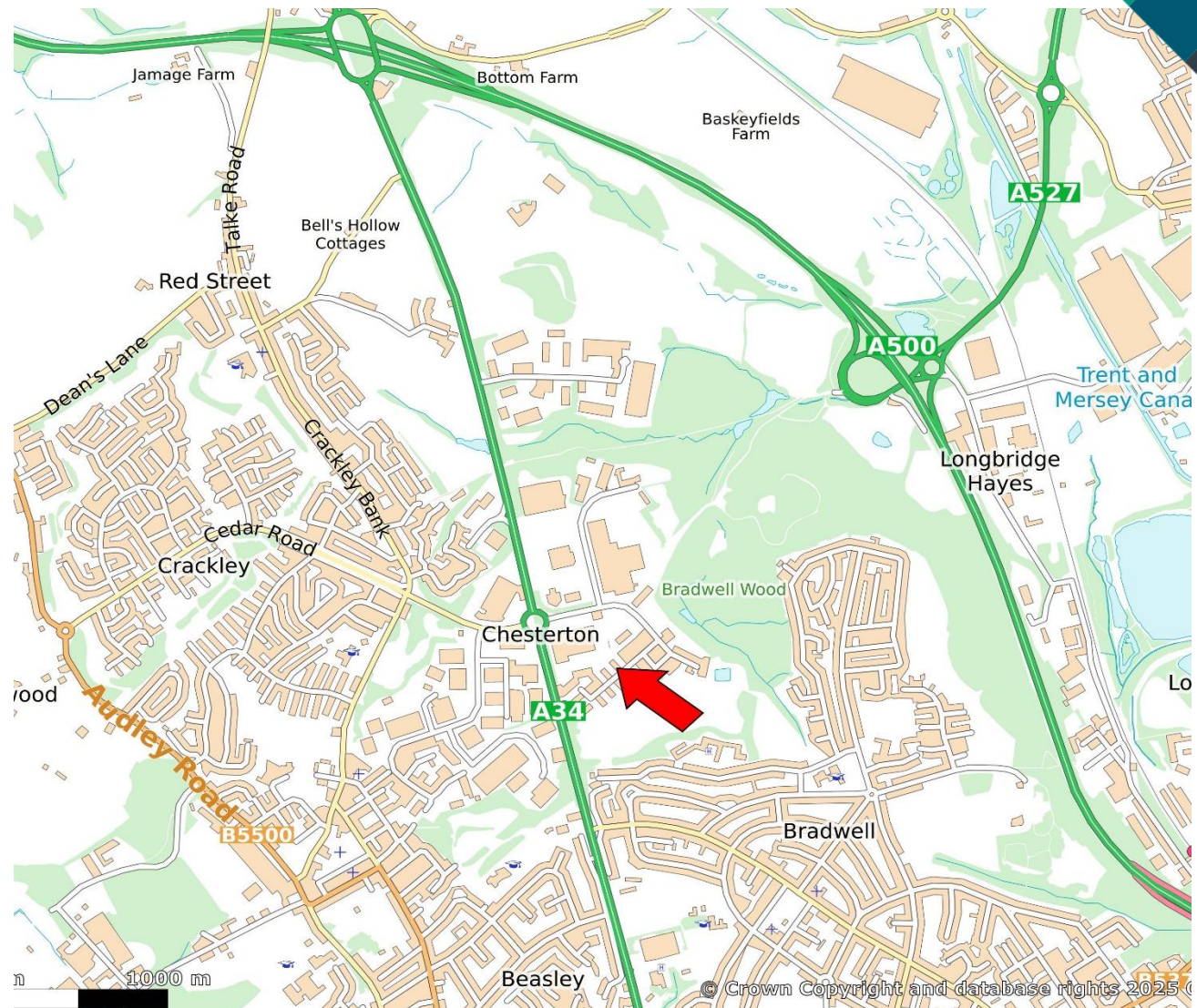
CONTACT

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