

FOR SALE / TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 23-24 PARKHOUSE INDUSTRIAL ESTATE, ROSEVALE ROAD, NEWCASTLE-UNDER-LYME, ST5 7EF



Contact Richard Mounsey: richard@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL / WAREHOUSE PREMISES

UNIT 23-24 PARKHOUSE INDUSTRIAL ESTATE,
ROSEVALE ROAD, NEWCASTLE-UNDER-LYME,
ST5 7EF

LOCATION

Parkhouse Industrial Estate is an established and popular commercial location benefitting from immediate access to the A34 dual carriageway, which links directly to the A500 dual carriageway. The A500 provides access to junctions 15 and 16 of the M6 motorway which are located approximately 4.5 and 9.5 miles distant respectively. The property is located off Rosevale Road, which is access from Parkhouse Road West.

DESCRIPTION

The property comprises of a detached industrial / warehouse premises of steel portal frame construction with office accommodation and staff welfare facilities on a 2.36-acre self-contained site. Externally the unit benefits from a secure double gated entrance with a concrete service yard wrapping around the side of the property with marked car parking to the front elevation. The unit briefly benefits from the following specification

- Eaves Height of 4.70 Meters
- Four Electric Surface Roller Shutter Doors
- Gas Blower Heaters
- Concrete Floor
- Loading Canopy

ACCOMMODATION

SQ M

SQ FT

Total Gross Internal Area

5,165.60

55,588

TENURE

The property is available to purchase on a freehold basis or by way of a new lease on terms to be agreed. The current tenant is due to vacate the property on the 19th July 2026 with a current passing rent of £210,000 per annum. More information can be provided upon request.

PRICE / RENT

£4,450,000 plus VAT

£290,000 per annum exclusive of VAT.

EPC

The property has an EPC rating of C - 68.

RATING ASSESSMENT

The rating assessment listed in the VOA April 2023 list is £225,000. 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).

LEGAL COSTS

Each party is responsible for their own legal and professional costs.

SERVICES

Water, gas and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 23-24 PARKHOUSE INDUSTRIAL ESTATE,
ROSEVALE ROAD, NEWCASTLE-UNDER-LYME,
ST5 7EF

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

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

Richard Mounsey

T: 01782 202294

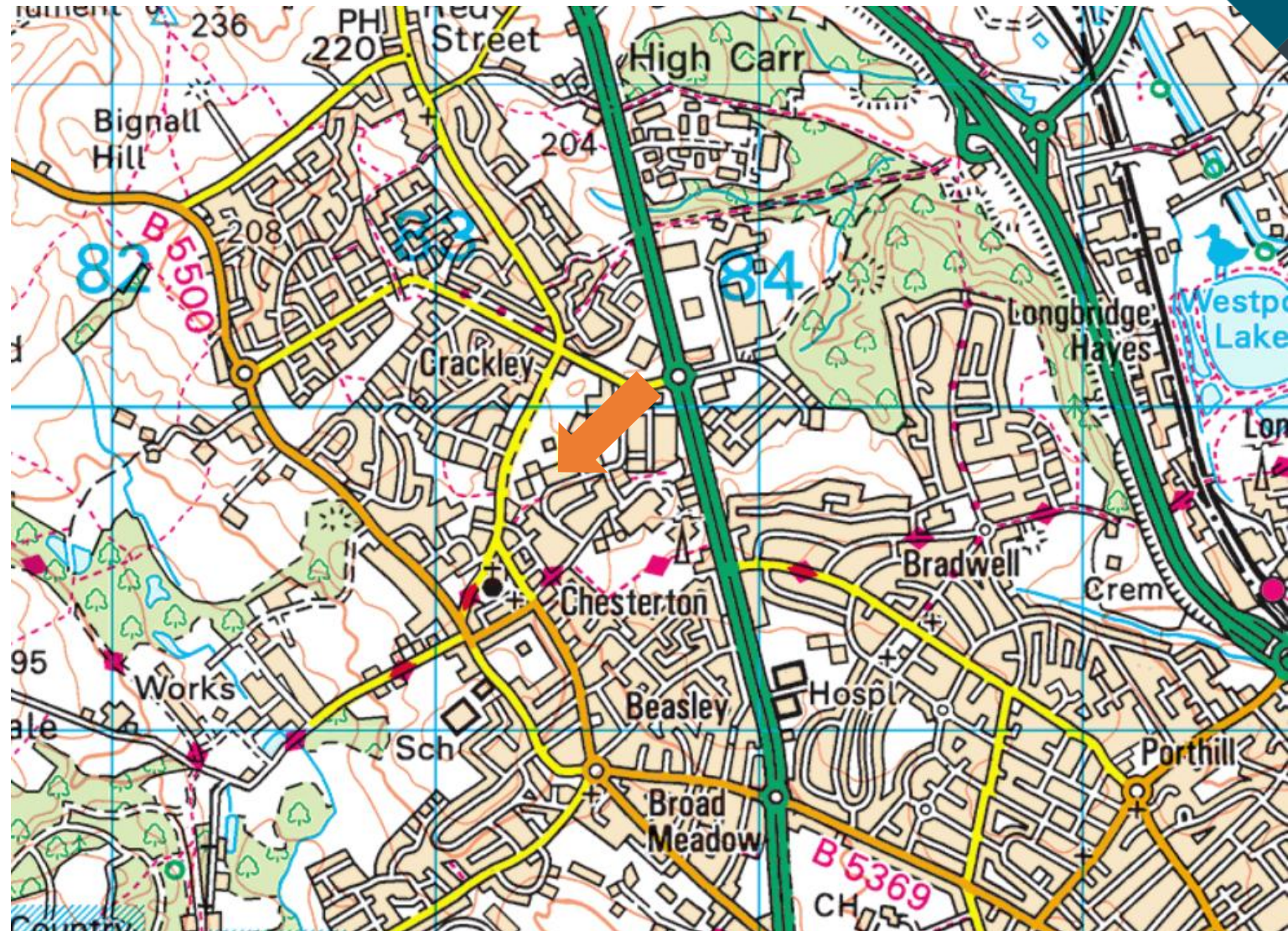
richard@mounseysurveyors.co.uk

James Craine

T: 01782 202294

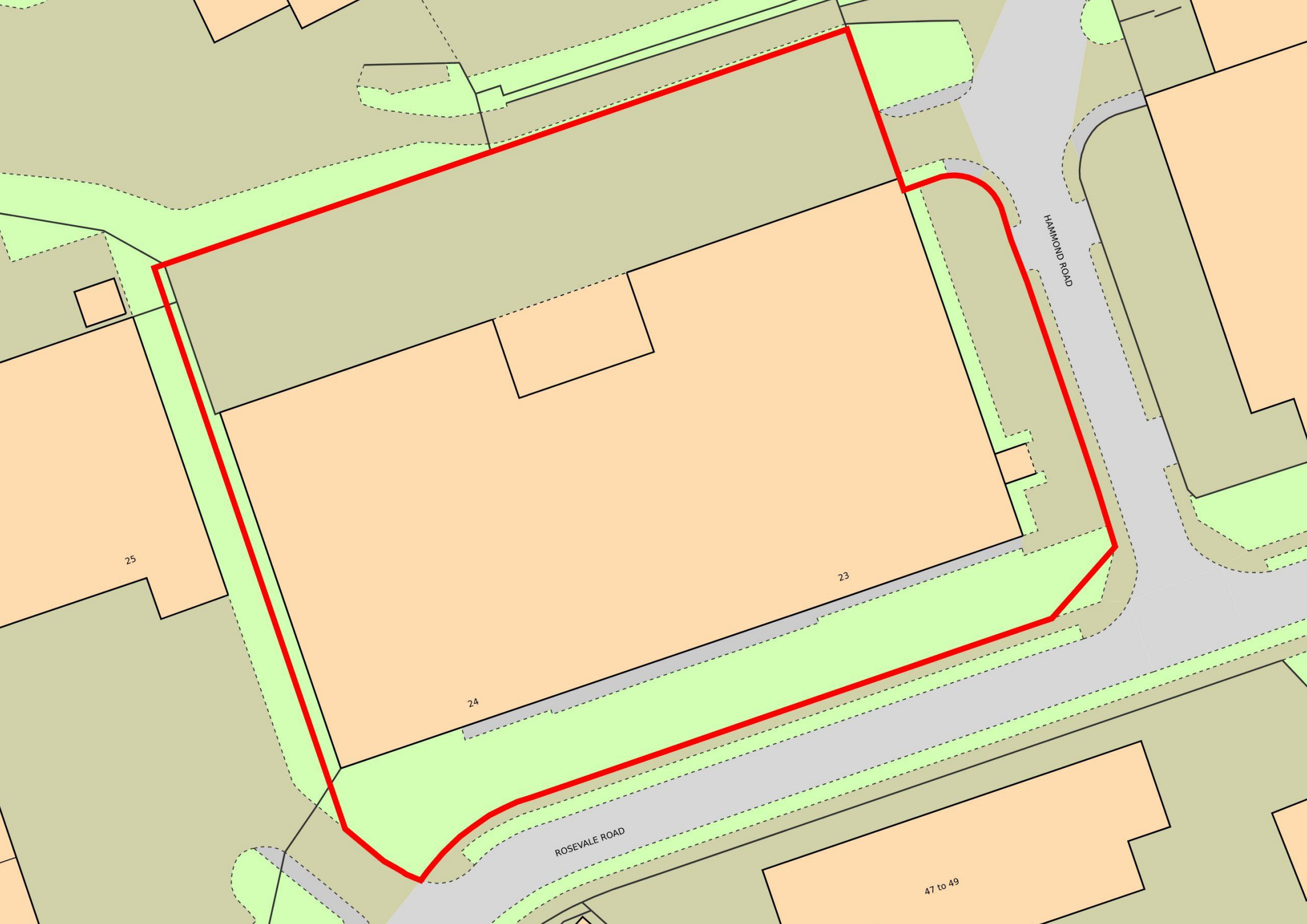
james@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- 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.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



HAMMOND ROAD

ROSEVALE ROAD

25

23

24

47 to 49

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.

mounseysurveyors.co.uk ☎ 01782 202294



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.