

iBOX

LYMEDALE CROSS

TO LET

**INDUSTRIAL / WAREHOUSE UNIT
31,791 SQ FT (2,953.5 SQ M)**

Newcastle Under Lyme • ST5 9BT

UNIT 5



LOCATION

The property is located within the Lymedale Business Park, in an established industrial location in Newcastle under Lyme.

The subject property benefits from good transport links with strategic placement adjacent to the Liverpool Road (A34) trunk road, connecting to the A500 which provides direct access to Junction 16 of the M6 Motorway.



ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

AREA	SQ FT	SQ M
Warehouse	26,719	2,482.30
1st Floor Office	5,072	471.20
Total	31,791	2,953.5



SPECIFICATION

The property comprises a newly refurbished substantial industrial warehouse of steel portal frame construction and part brick clad elevations. The property benefits from the following specification:

- 7.5m clear internal height to haunch
- 2 loading docks and 2 level access loading doors
- 3 large yard areas
- On site car parking facilities
- 0.9 acre adjacent compound can be included with unit
- Secure site with 24 hour security and CCTV
- Covered canopy
- Recently Refurbished Office Space
- New Profile Clad Roof Fitted

SERVICE CHARGE

A contribution towards the maintenance costs of the site and a charge for the building insurance will be levied.

EPC

EPC Rating – C (70).

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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