

# TO LET

## 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)

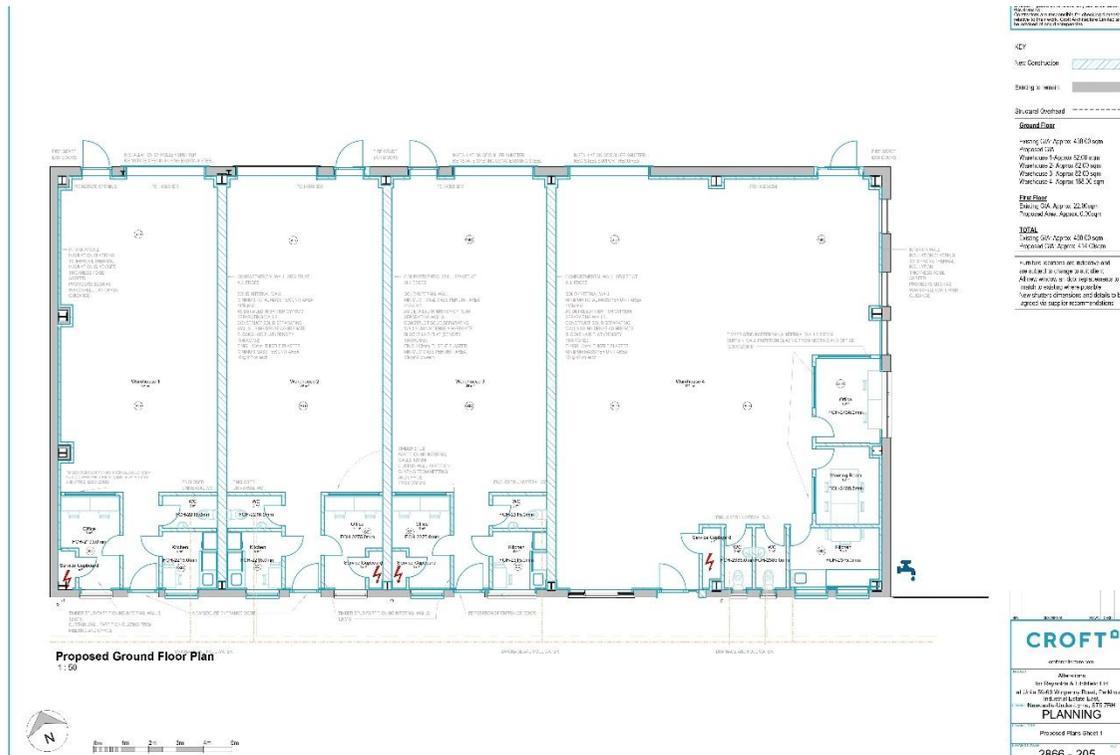
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## LOCATION

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 are 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 has 3 phase power supply.
- Newly decorated with LED lighting.
- Painted floor throughout.
- 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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ACCOMMODATION	SQ M	SQ FT
Unit 59	92.90	1,000
Unit 60 – UNDER OFFER	92.90	1,000
Unit 61	92.90	1,000
Units 62 & 63	185.80	2,000

## RATING ASSESSMENT

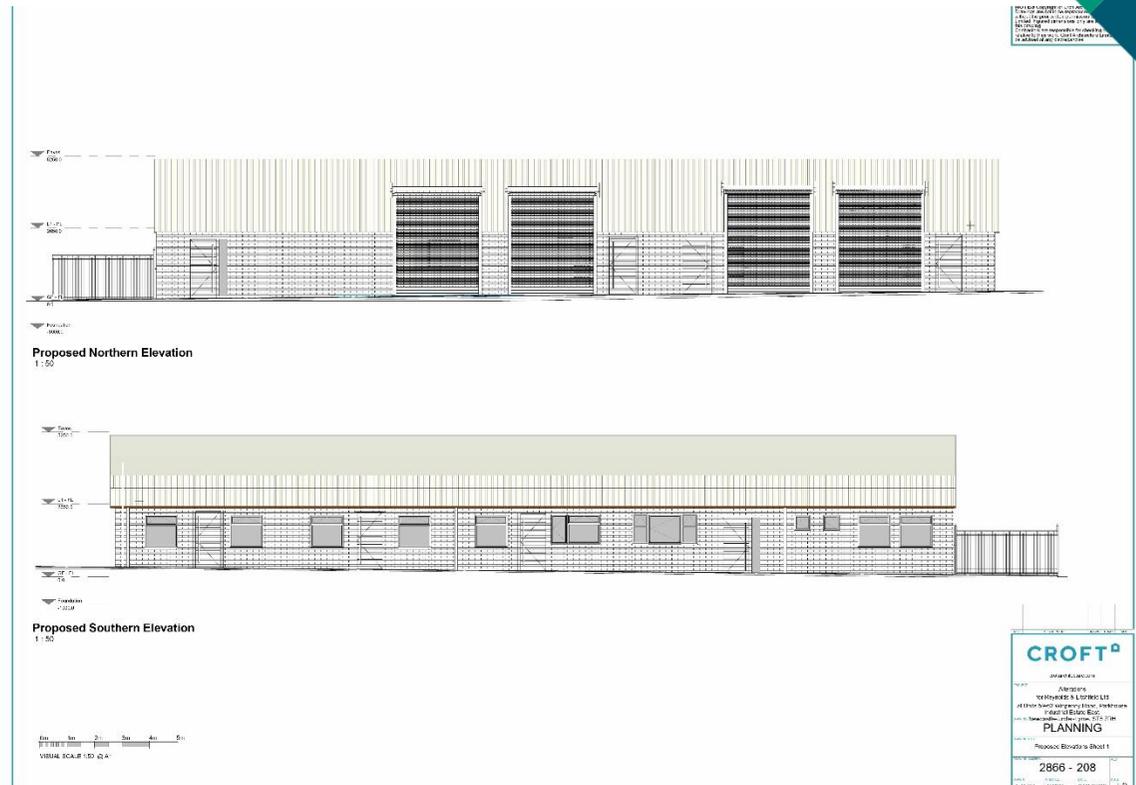
The rateable value for each unit is to be reassessed. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## SERVICES

Each unit will have their own electric and water supplies. There is no gas connected. 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).



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ESTATE EAST, NEWCASTLE-UNDER-LYME, ST5 7RH

## 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.

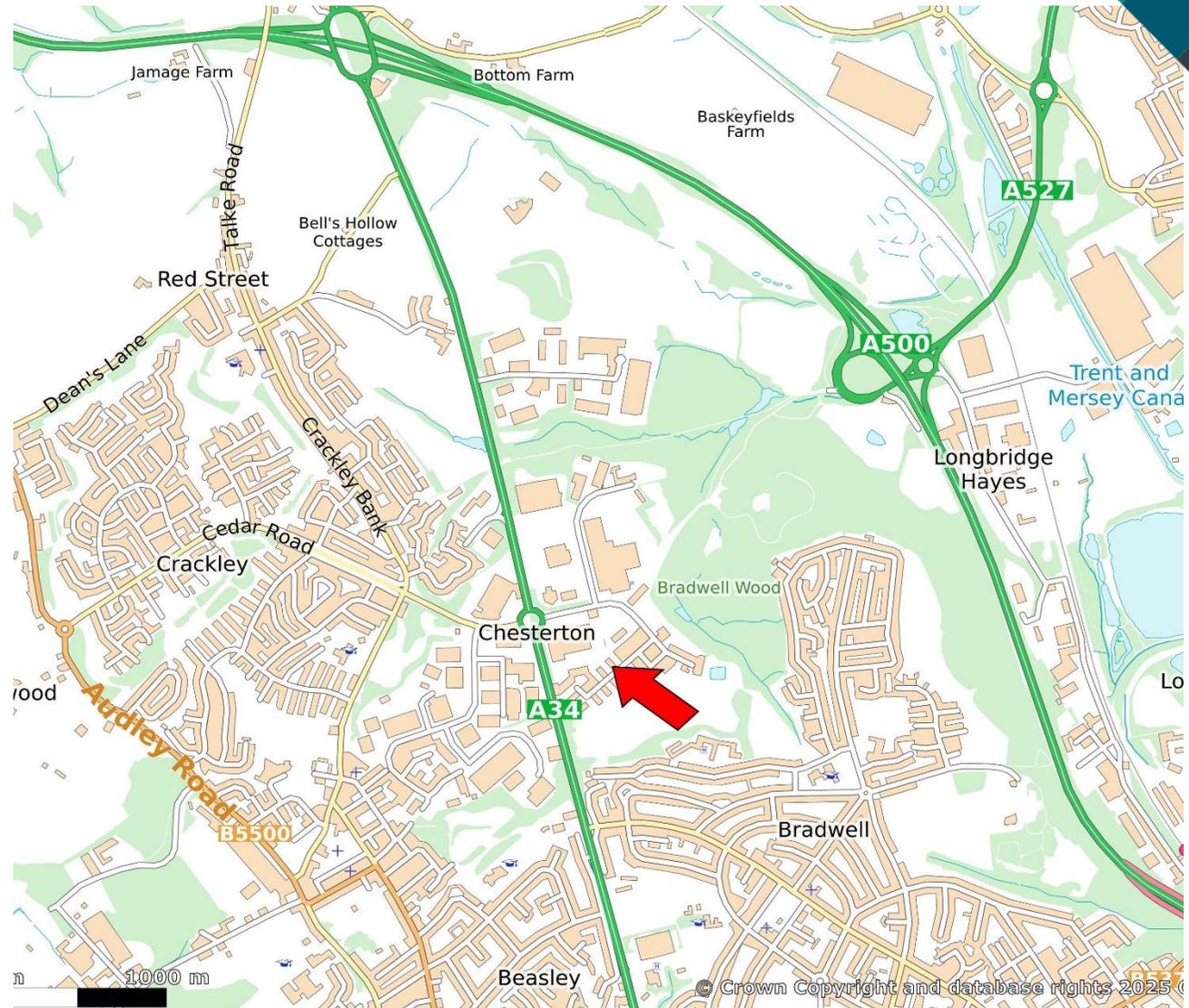
## CONTACT

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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.