

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

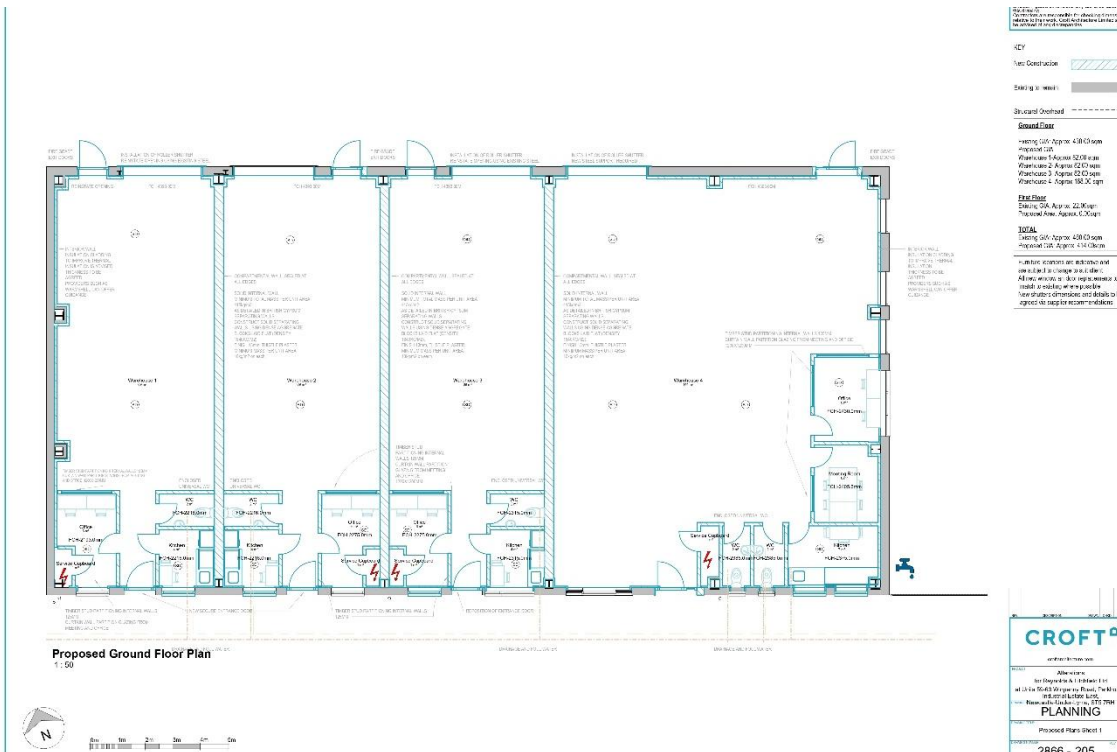
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LOCATION

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 internal repairing and insuring lease for a term to be agreed.

RENTS

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



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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

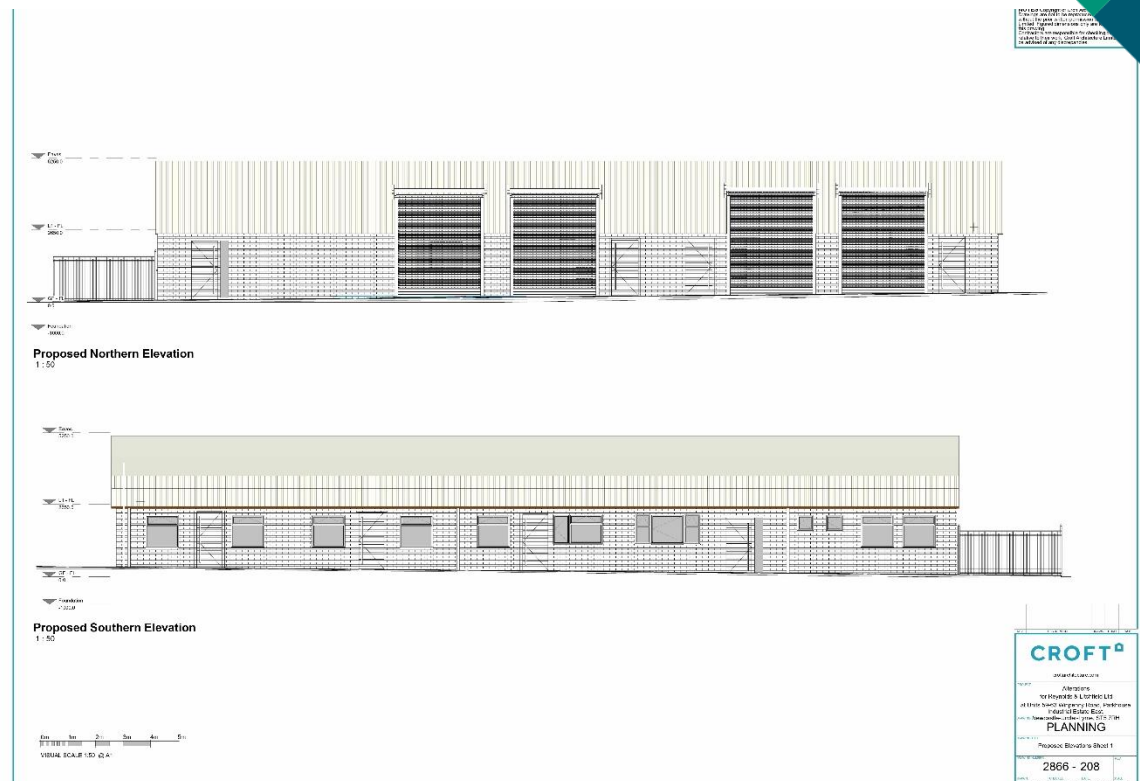
D 94, expiring July 2033.

LEGAL COSTS

The ingoing Tenant to cover the Landlords reasonable legal costs.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.



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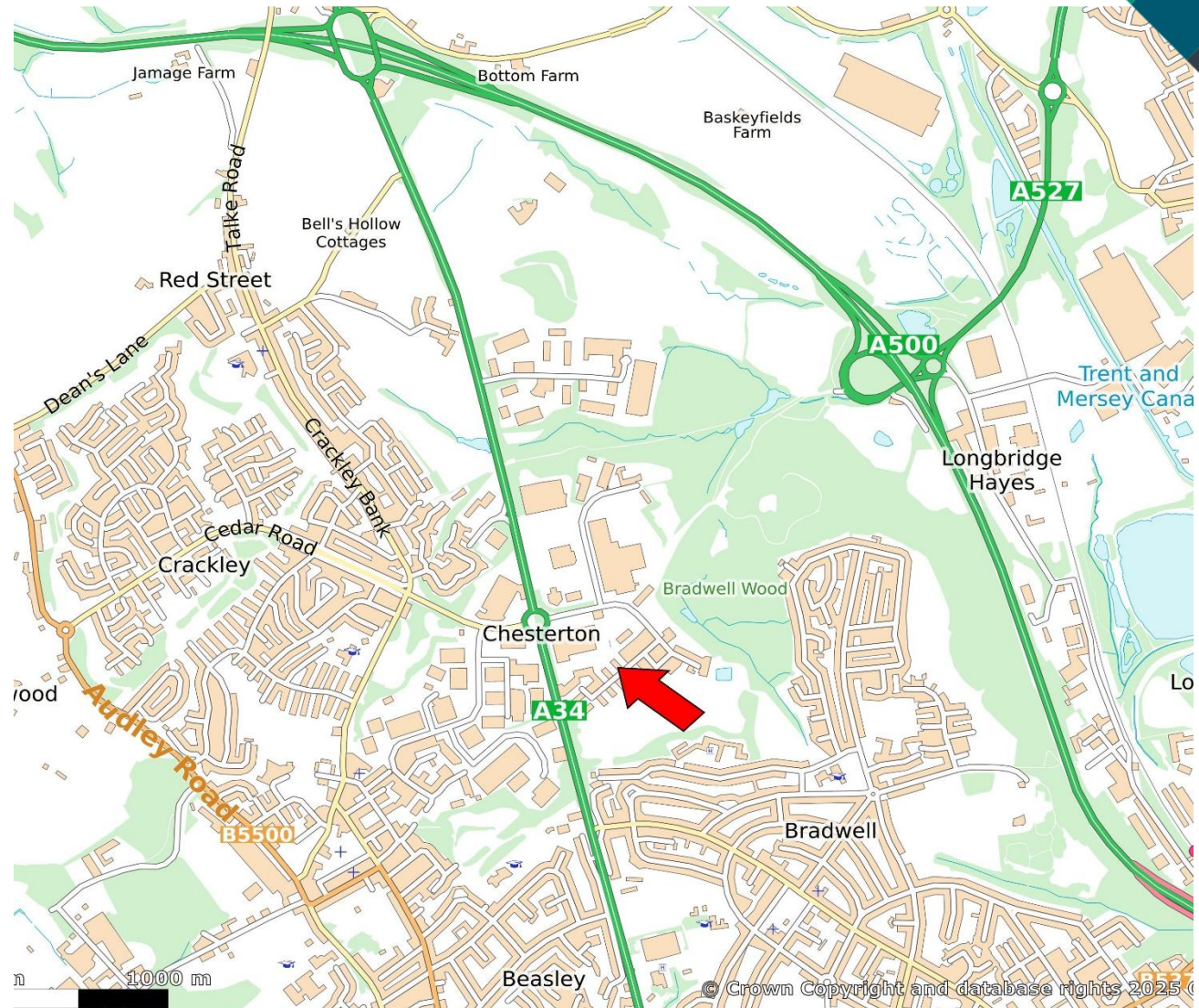
CONTACT

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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.



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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.



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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.