



# TO LET

## WORKSHOP UNIT WITH OFFICES

UNIT 2  
NEWSTEAD INDUSTRIAL ESTATE,  
TRENTHAM, STOKE-ON-TRENT  
ST4 8HX



**3,995 sq.ft (371.06 sq.m)**

Approx. Gross Internal Area

- Established Industrial Estate Location
- Approximately 2 miles from Junction 15, M6
- Excellent access to A34, A500 dual carriageways





## LOCATION

The property is situated on Newstead Industrial Estate which is a popular and successful business location on the southern outskirts of North Staffordshire. The estate is situated approximately 2 miles from Junction 15 of the M6 Motorway, accessed via the A34 and the A500 dual carriageways. The estate is linked to the A50 dual carriageway which in turn links into the M1 Motorway via Sir Stanley Mathews Way which runs through Trentham Lakes, a mixed-use development site.

## DESCRIPTION

The property comprises a workshop of brick and block walls with concrete barrel vaulted roof with northern lights. To the front of the workshop is a single storey office with reception, main office, kitchenette and male and female w.c's. To the rear of the workshop is a steel mezzanine floor with loading access and steel staircase.

Externally the building has a forecourted loading area onto a steel roller shutter door with two dedicated car parking spaces and access to shared car parking spaces as part of the estate as a whole.

## ACCOMMODATION

	Sq.Ft	Sq.M
Warehouse / Workshop	3,524	327.41
Offices (Incl. reception & w.c's)	502	43.65
<b>Total GIA</b>	<b>3,995</b>	<b>371.06</b>
Plus Mezzanine Platform	1,159	107.7

## TENURE

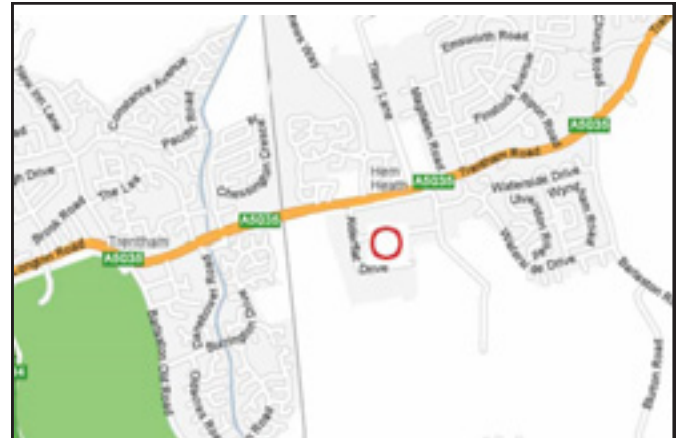
The property is available by way of a new full repairing lease on terms to be agreed.

## RENT

£18,000 per annum.

## SERVICE CHARGE

A service charge will be levied to cover general maintenance of the estate.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## VIEWING:

Strictly via sole agents:

**Harris Lamb,**  
**3 Lakeside**  
**Festival Park**  
**Stoke-on-Trent**  
**ST1 5RY**

**Tel: 01782 272 860 Fax: 01782 272 511**

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**Ref: ST253 / December 2008**

**Subject to Contract**

