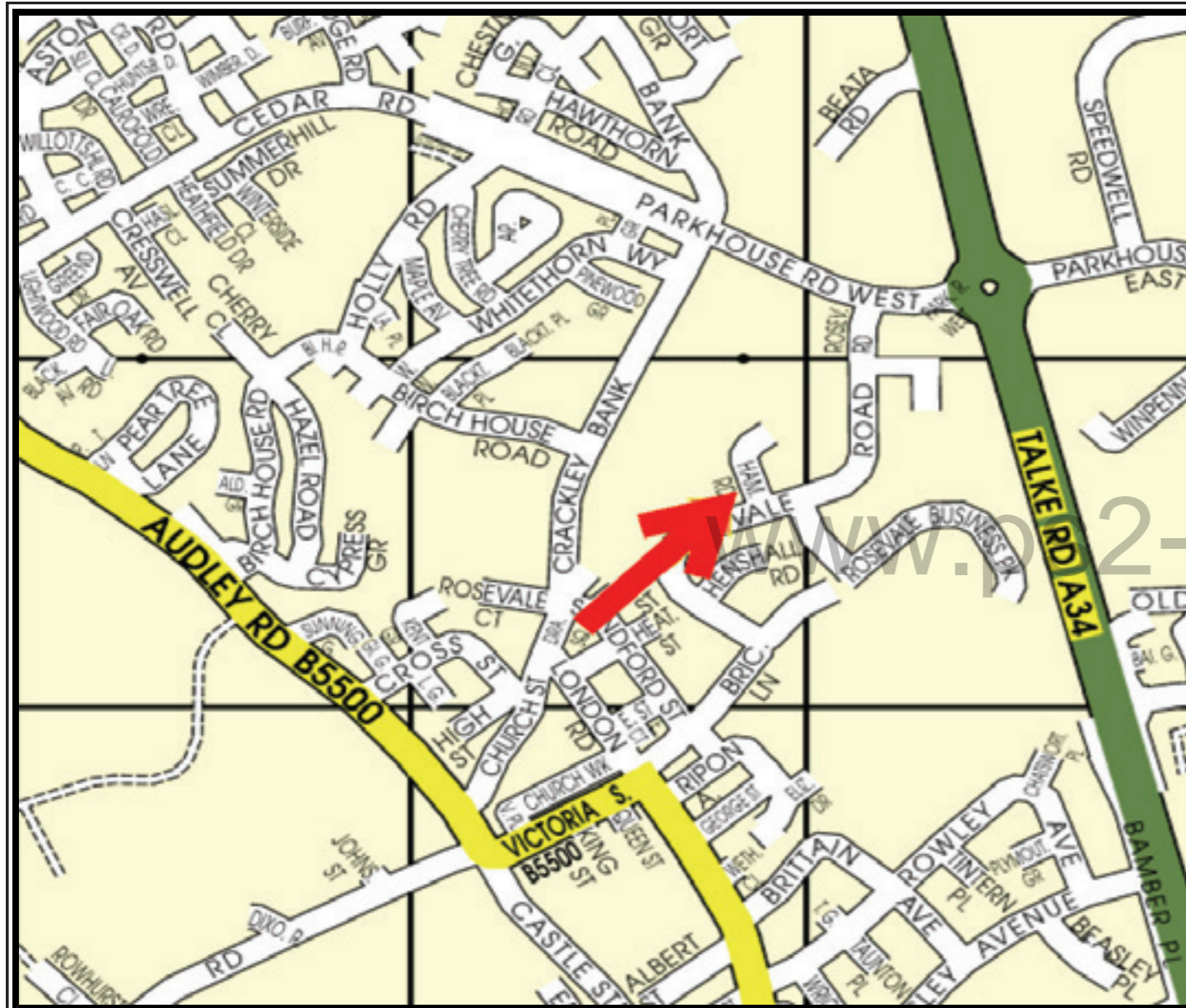


FOR SALE / TO LET

INDUSTRIAL/WAREHOUSE PREMISES

UNITS 23/24

PARKHOUSE INDUSTRIAL ESTATE WEST
ROSEVALE ROAD, NEWCASTLE-UNDER-LYME, ST5 7EF



55,578 sq.ft (5,163.20 sq.m)

Approx. Gross Internal Area

- Refurbished warehouse
- A34 dual carriageway location
- 3 miles from Junction 16, M6 Motorway
- Incentives available subject to lease terms

LOCATION:

The property is situated on Parkhouse Industrial Estate just off the A34 dual carriageway and half a mile from the A500, which runs through the heart of the North Staffordshire conurbation and links Junctions 15 & 16 of the M6 Motorway. Junction 16 is approximately 3 miles from the property.

DESCRIPTION:

The property comprises a recently refurbished industrial / warehouse building of steel portal frame construction with ground floor offices accessed via a glazed entrance. The building has loading and unloading access via three full height roller shutter doors under a covered loading area and situated off a dedicated yard area with ample HGV turning space and storage. There is dedicated car parking to the front of the unit for approximately 25 cars.

ACCOMMODATION:

	Sq. m.	Sq. ft.
Total Ground Floor Area	55,578	5,163.20

TENURE:

The property is available for sale or by way of a new full repairing and insuring lease. A long or short term may be considered.

PRICE:

£1,625,000

RENTAL:

£208,500 per annum. Incentives available subject to suitable lease terms.

RATES:

Verbal enquiries reveal a Rateable Assessment of £180,000. The National Business Rate for 2007/2008 is 46.2p in the £.

SERVICE CHARGE:

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

SERVICES:

The agent has not tested any apparatus, equipment, fixture, fittings or services and 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:

The in-going tenants will be responsible for both parties' 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 272 555
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Contact: Richard Mounsey

Email: richard.mounsey@harrislamb.com

Ref: S131

Date: May 2009

Subject to Contract

