



TO LET

WAREHOUSE / TRADE COUNTER UNIT

UNIT 712
CENTRE 500, LOWFIELD DRIVE
NEWCASTLE-UNDER-LYME
ST5 0UU



4,000 sq.ft (371 sq.m)

Approx. Gross Internal Area

- Brand new unit
- Finished to a shell finish
- Located just off A500 dual carriageway





LOCATION

The property is located on Centre 500 which is a new industrial and distribution scheme located just off the A500 dual carriageway between the Wolstanton and Basford junctions. The prominent position of the scheme has attracted a number of trade counter operators including Euro Car Parts who adjoin the subject property. The property is directly accessed from the A500 which is one of the main arterial routes that runs through the Potteries conurbation. The A500 provides direct access to both Junctions 15 and 16 of the M6 Motorway and to the A50 dual carriageway (M1/M6 link road).

DESCRIPTION

The property is of steel portal frame construction with brick and block elevations and profile sheet cladding in part. The unit is built to a shell specification although additional service provisions have been made to make the fit out of the unit as flexible as possible. The unit has a roller shutter door accessed off a tarmacadam covered yard with ample vehicle access and parking. The property is very visible from the A500 dual carriageway and would suit a variety of uses including a trade counter.

ACCOMMODATION

	Sq.ft	Sq.m
Total GIA	4,000	371

TENURE

The property is available by way of a new lease on terms to be agreed. Generous incentives are available to suitable applicants.

RENT

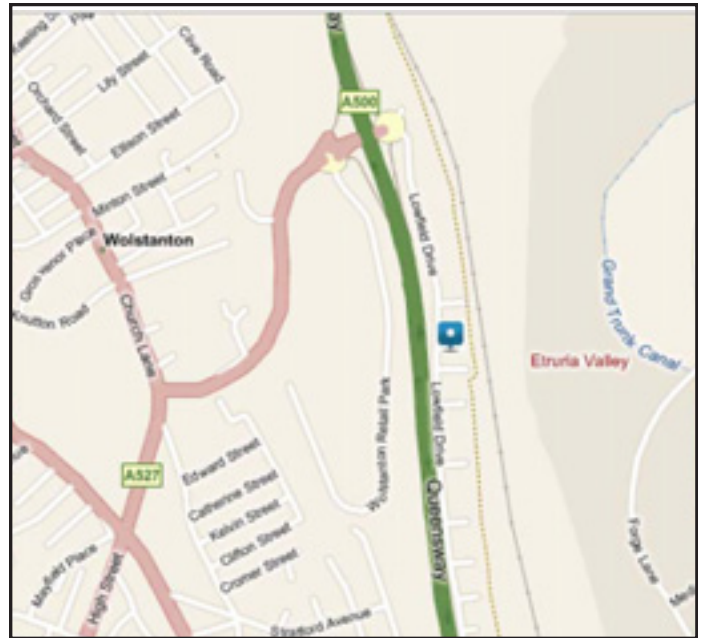
£22,850 per annum.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common parts of the estate. Further details are available from the letting agents.

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.



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

RATING ASSESSMENT

The property has a Rateable Value of £18,750. Prospective occupiers are advised to make their own enquiries at the Local Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

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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**Ref: ST167
May 2009**

Subject to Contract

