

# TO LET

**UNIT 43/44 PARKHOUSE INDUSTRIAL ESTATE WEST**  
NEWCASTLE-UNDER-LYME, ST5 7RU



## INDUSTRIAL/WAREHOUSE UNIT

**23,157 sq ft (2,151 sq m)** (Approx. Total Gross Internal Area)

- Available on a short term flexible lease
- Eaves height 5.8 metres
- Surrounding occupiers include FedEx, Screwfix, Howdens & ATS



## LOCATION

Parkhouse Industrial Estate is situated off the A34 dual carriageway, approximately 1 mile to the south of the A500 which links Junctions 15 and 16 of the M6 Motorway. Newcastle town centre lies approximately 3.5 miles to the south and provides a range of retail and leisure amenities.

The estate has a wide range of national occupiers including ATS Euromaster, FedEx, Howdens, Screwfix, Toolstation and DHL.

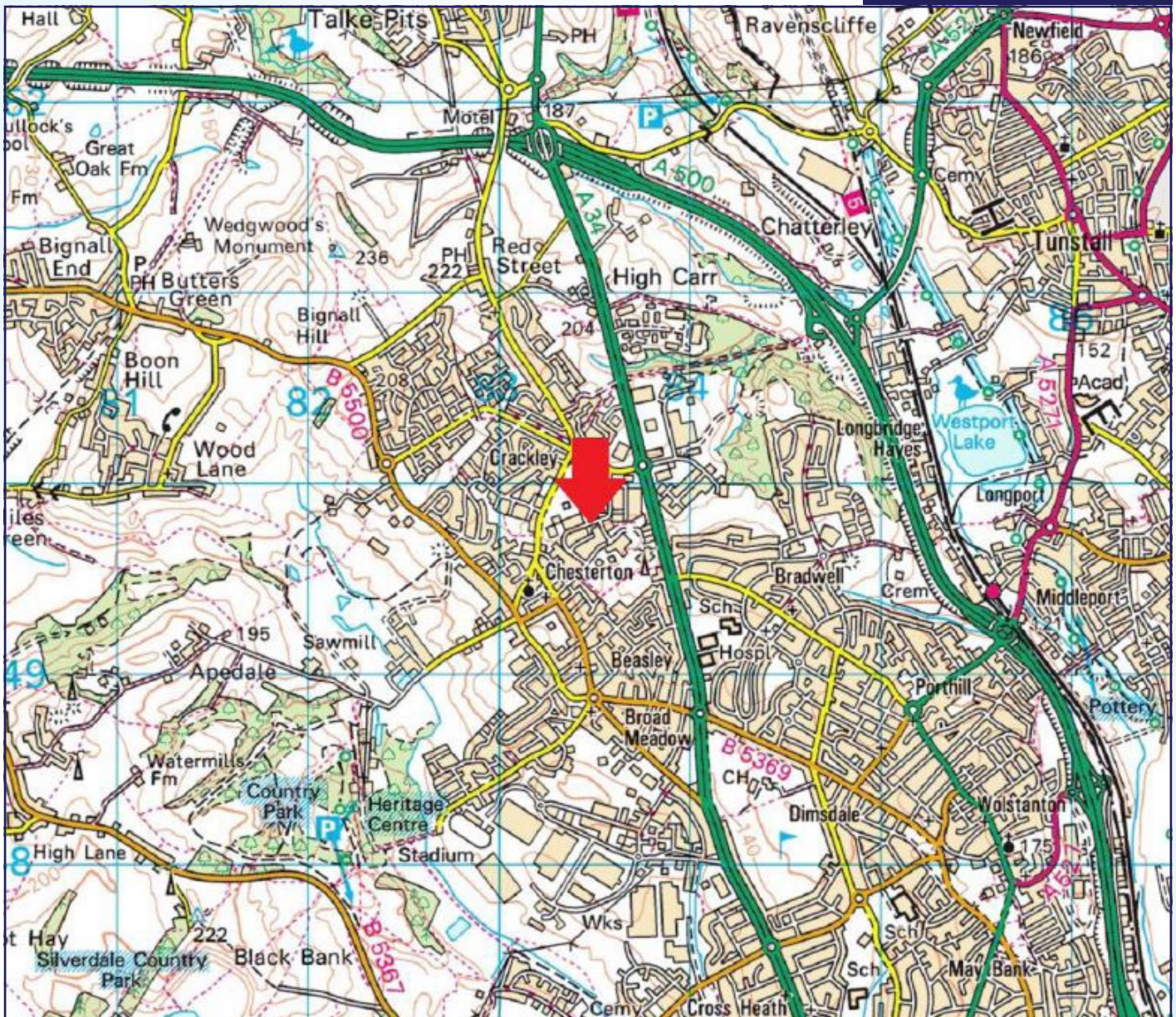
## DESCRIPTION

The premises comprise a 4 bay steel portal frame unit constructed with a concrete floor, part brick/part clad elevations with a fully lined roof incorporating roof lights above. Eaves height in the warehouse area is 5.8 metres and there is a variety of fluorescent strip lighting and sodium light fittings. Loading access is obtained via two loading doors in the front elevation.

To the front of the unit there is a 2 storey office block providing a variety of office and toilet facilities.

Externally, there is yard and car parking to the front of the unit.

**POSTCODE: ST5 7RU**





## ACCOMMODATION

	SQ M	SQ FT
Main warehouse	1,958.14	21,078
Ground floor offices	98.80	1,063
First floor offices	94.40	1,016
<b>TOTAL</b> Approx. Gross Internal Area	<b>2,151.34</b>	<b>23,157</b>

## TENURE

The premises are currently held on a full repairing and insuring lease expiring on the 18th September 2022.

A lease assignment or sub-lease up to September 2022 is available or alternatively a new longer lease will be available from the landlords subject to agreeing terms.

## RENT

Current passing rent is £110,000 per annum.

## RATING ASSESSMENT

The premises have a current rateable value of £86,500 (2017 listing).

## PLANNING

All interested parties to make their own enquiries to Newcastle Borough Council. Telephone 01782 717717.

## MONEY LAUNDERING

The money laundering regulations require identification checks to be undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.



## ENERGY PERFORMANCE CERTIFICATE

Rating - C 64.

## VAT

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

## LEGAL COSTS

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

**VIEWING** Strictly via sole agents

**Andrew Groves**

andrew.groves@harrislamb.com  
07966 263 287

✉ info@harrislamb.com

**SUBJECT TO CONTRACT** Ref: ST1112 Date: 03/21

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

**harrislamb**  
PROPERTY CONSULTANCY

**01782 272555**

3 Lakeside Festival Park Stoke on Trent ST1 5RY

[www.harrislamb.com](http://www.harrislamb.com)

