

RECENTLY  
REFURBISHED



Industrial Unit

To Let/May Sell



Rosevale 1

114,520 SQ FT

● Newcastle-Under-Lyme · ST5 7EF

# Industrial/ Warehouse Unit

To Let/May Sell

## Specification

- 8m clear height
- 6 level access doors
- Sprinkler system
- 2 storey office accommodation
- WCs, kitchen and canteen facilities
- Approximately 128 car parking spaces
- 2 service yards
- Existing 200 KVA power supply
- Recently refurbished







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# Rosevale<sup>1</sup>

## Accommodation

We have measured the property in accordance with the code of measuring practice (6th Edition), calculate the following net internal areas:

DESCRIPTION	SQ FT	SQ M
Warehouse	90,691	8,425.40
Ground Floor Office	11,924	1,107.77
1st Floor Office	11,905	1,106
<b>Total</b>	<b>114,520</b>	<b>10,639.17</b>

## Planning

We understand that the premises have planning consent for class B1, B2 and B8 of the Town and Country Planning (Use Classes) order 1987. Interested parties are advised to make their own enquiries to the local planning authority.

## EPC

An EPC will be made available to interested parties.

## VAT

VAT will be charged at the prevailing rate unless stated otherwise.

## Services

We understand that all mains services are connected to the property. Interested parties are advised to make their own investigations.

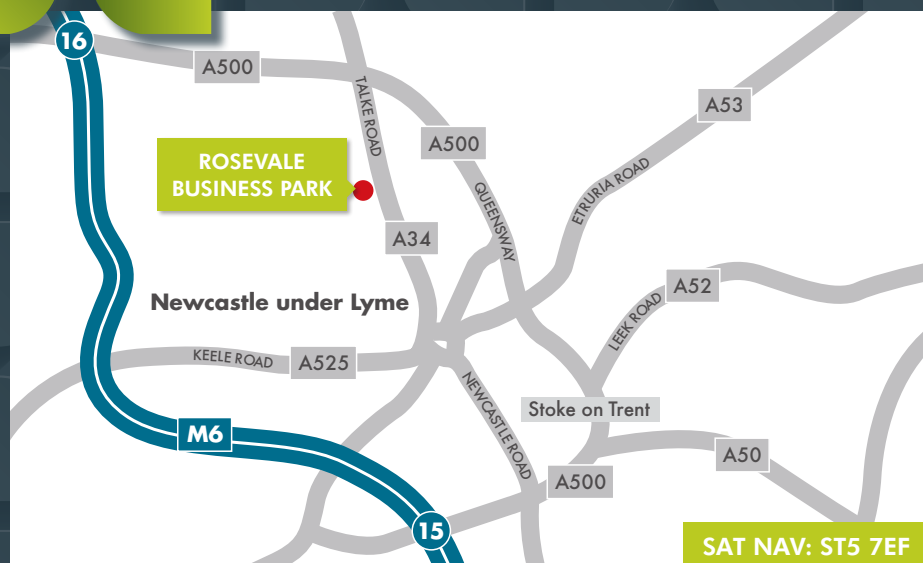
## Legal Costs

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

## Terms

Upon Application.

# Rosevale<sup>1</sup>



## Location

The property is situated at the southerly end of Rosevale Road off Parkhouse Road West, which connects to the A34 approximately 1 mile away.

The A34 dual carriageway links to the A500 and in turn gives access to junction 16 of the M6, 4.5 miles to the north and junction 15 of the M6 9.5 miles to the south.

- Unit 1 Rosevale  
Rosevale Business Park  
Newcastle-Under-Lyme ST5 7EF



## Viewing

Strictly by appointment only through the joint sole agents:

**phillips sutton**  
0116 216 5144  
www.phillipsutton.co.uk

**Sam Sutton**  
0116 216 5144  
ssutton@phillipsutton.co.uk

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