



**UNIT 5 LYMEDALE CROSS  
NEWCASTLE UNDER LYME  
STAFFORDSHIRE ST5 9BT**

**TO LET / INDUSTRIAL / WAREHOUSE UNIT  
31,791 SQ FT (2,953.5 SQ M)**



M6

M6

KEELE UNIVERSITY

QUARRY

ROYAL MAIL

NSCG NEWCASTLE COLLEGE

B5368

**UNIT 5  
LYMEDALE CROSS**

MORRISONS

STEELITE INT.

ROBUST UK

B5368

SMYTHS TOYS

TK MAXX DC

M6 (J15)

M6 (J16)

A34

A34

ALLIED BAKERIES

ARNOLD CLARK

## PROPERTY SUMMARY

The property comprises a newly refurbished substantial industrial warehouse of steel portal frame construction and part brick clad elevations. The property benefits from the following specification:



7.5m clear internal height to haunch



2 loading docks and 2 level access loading doors



3 large yard areas



On site car parking facilities



0.9 acre adjacent compound included with unit



Secure site with 24 hour security and CCTV



Covered canopy



Recently refurbished

## LOCATION

The property is located within the Lymedale Business Park, in an established industrial location in Newcastle under Lyme.

The subject benefits from good communication links with strategic placement adjacent to the Liverpool Road (A34) trunk road, connecting to the A500 which provides direct access to Junction 16 of the M6 Motorway.



## DRIVE TIMES

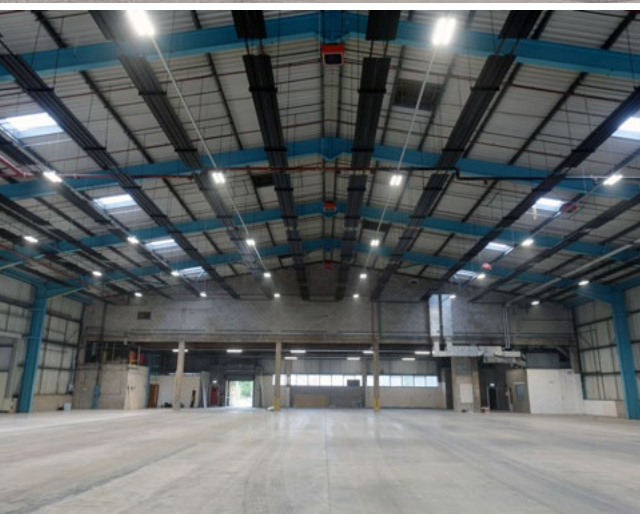
Junction 16, M6	10 mins/6.6 miles
Junction 15, M6	13mins/4.2 miles
Newcastle Under Lyme Town Centre	5mins/1.5 miles
Stoke City Centre	10 mins/3.8 miles
Manchester City Centre	1 hr/42 miles
Birmingham City Centre	1 hr/46 miles

## AVAILABILITY

The unit provides the following GIA floor area:

	Area (GIA)	
Warehouse	26,719 sq ft	2,482.30 sq m
1st Floor office	5,072 sq ft	471.20 sq m
<b>Total</b>	<b>31,791 sq ft</b>	<b>2,953.5 sq m</b>





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## TERMS

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

## RENT

On application.

## SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order.

The agents have not tested any apparatus on site and therefore cannot verify the condition.

## EPC

Available upon request.

## RATEABLE VALUE

The unit has a rateable value of £164,000.

## SERVICE CHARGE

A contribution towards the maintenance costs of the site and a charge for the building insurance will be levied.

## LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.

## CONTACT

For further information please contact.

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