

TO LET

Compound at Lymedale Cross Industrial Estate ST5 9BT



Site Information

- **0.76 acre (33,105 sq ft / 3,075.55 sq m).**
- The site is accessed via Redmine Close in Newcastle-under-Lyme.
- The Liverpool Road (A34) is situated in very close proximity providing easy access into Stoke-on-Trent as well as the A500, connecting the site to the M6 and consequently the wider motorway network within 15 minutes.
- Lymdale Industrial estate is a well-established commercial location with a wide range of businesses represented nearby.
- The site benefits from a fully tarmacadam surface, fenced and secure site.
- We are instructed to seek offers for the assignment of the existing lease which is due to expire in September of 2034 leaving an unexpired term in excess of 8 years subject to a mutual break option in September 2029.
- Passing rent of £36,100 per annum.

For further information, or to arrange a viewing, please contact the Knight Frank Automotive Team:

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