

# TO LET – LAST REMAINING UNIT

INDUSTRIAL / WAREHOUSE UNITS

UNIT 61 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE EAST,  
NEWCASTLE-UNDER-LYME, ST5 7RH



Contact Rob Stevenson [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

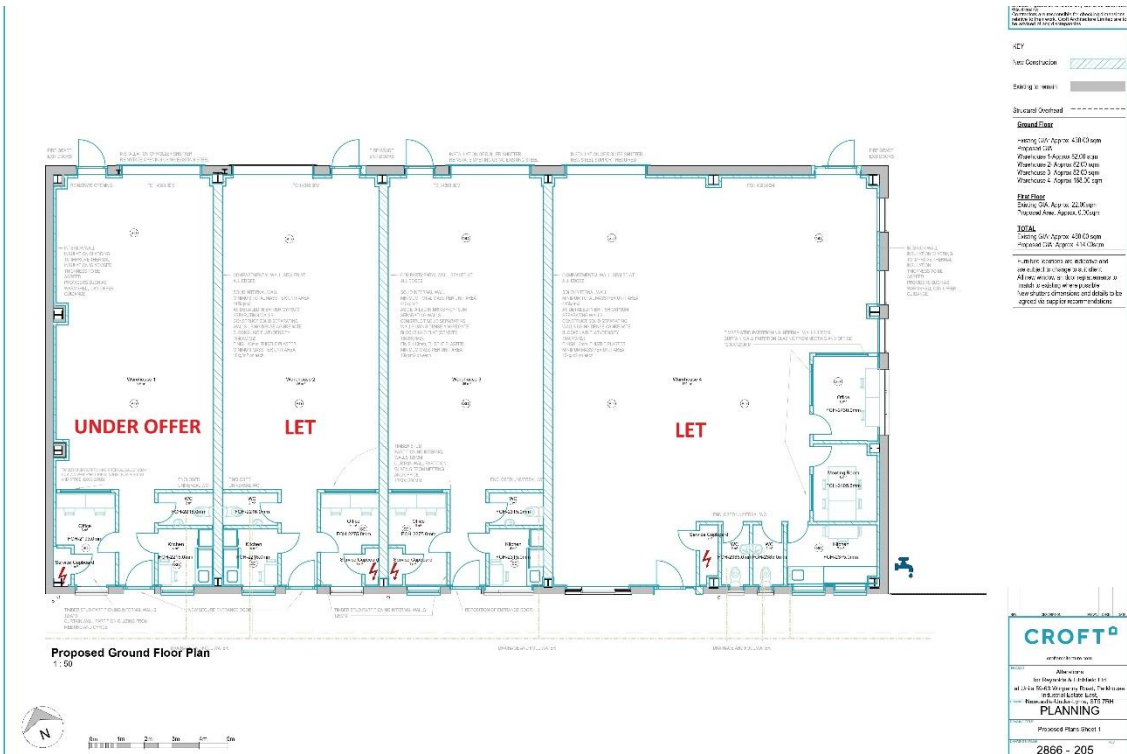
T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# INDUSTRIAL / WAREHOUSE

UNIT 61 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE EAST, NEWCASTLE-UNDER-LYME, ST5 7RH



## LOCATION

Winpenny Road is situated within the Parkhouse Industrial Estate East in Newcastle-under-Lyme, Staffordshire. This industrial estate is conveniently located near the A34 dual carriageway, providing easy access to the A500 and approximately 5 miles from Junction 16 of the M6 motorway.

## DESCRIPTION

The building is of steel portal framed construction with brick elevations beneath a metal clad insulated roof. There is parking to the front elevation shared yard at the rear for loading/unloading. The remaining unit is 1,000 sq.ft and provides

- Redecorated external cladding.
- New windows and doors have been installed.
- Office, kitchen and toilet facility.
- Single phase power supply.
- Newly decorated with LED lighting.
- Painted floor throughout.
- Parking to the front with pedestrian access.
- 3.5m eaves to the front elevation.
- 5m eaves to the rear elevation.

## TENURE

Available on a new full repairing and insuring lease, by way of a service charge for external areas, for a term to be agreed.

## RENT

£12,000 per annum plus vat.



# INDUSTRIAL / WAREHOUSE

UNIT 61 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE EAST, NEWCASTLE-UNDER-LYME, ST5 7RH

ACCOMMODATION	SQ M	SQ FT
Unit 61	92.90	1,000

## RATING ASSESSMENT

The rateable value for each unit is to be reassessed. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## SERVICES

Each unit will have their own electric and water supplies. There is no gas connected. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

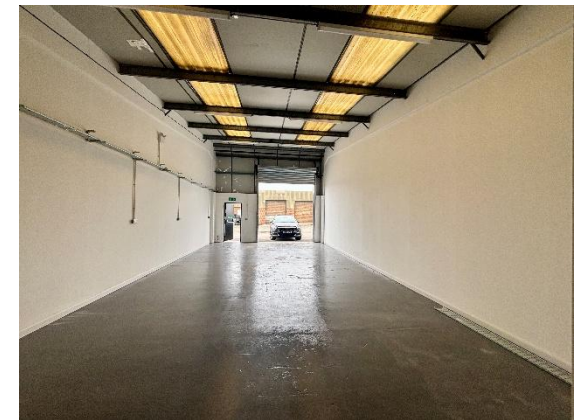
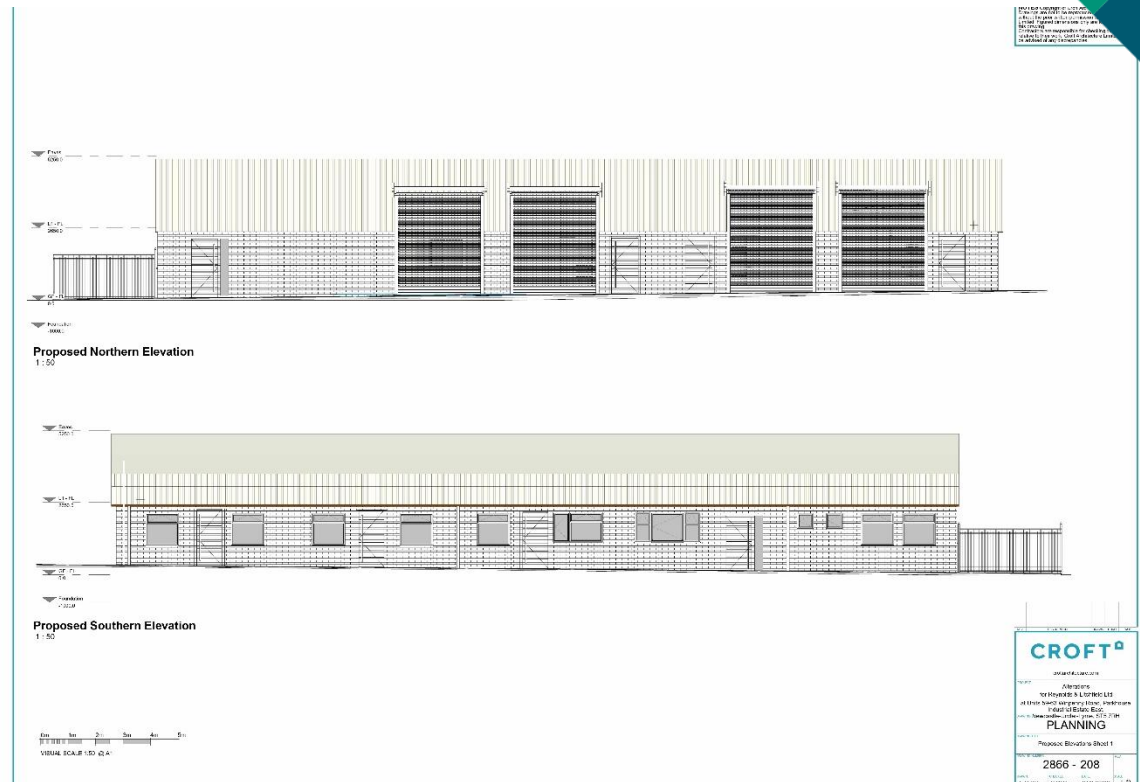
Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

## EPC

D 94, expiring July 2033.

## LEGAL COSTS

The ingoing Tenant to cover the Landlords reasonable legal costs.



# INDUSTRIAL / WAREHOUSE

UNIT 61 WINPENNY ROAD, PARKHOUSE INDUSTRIAL ESTATE EAST, NEWCASTLE-UNDER-LYME, ST5 7RH

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

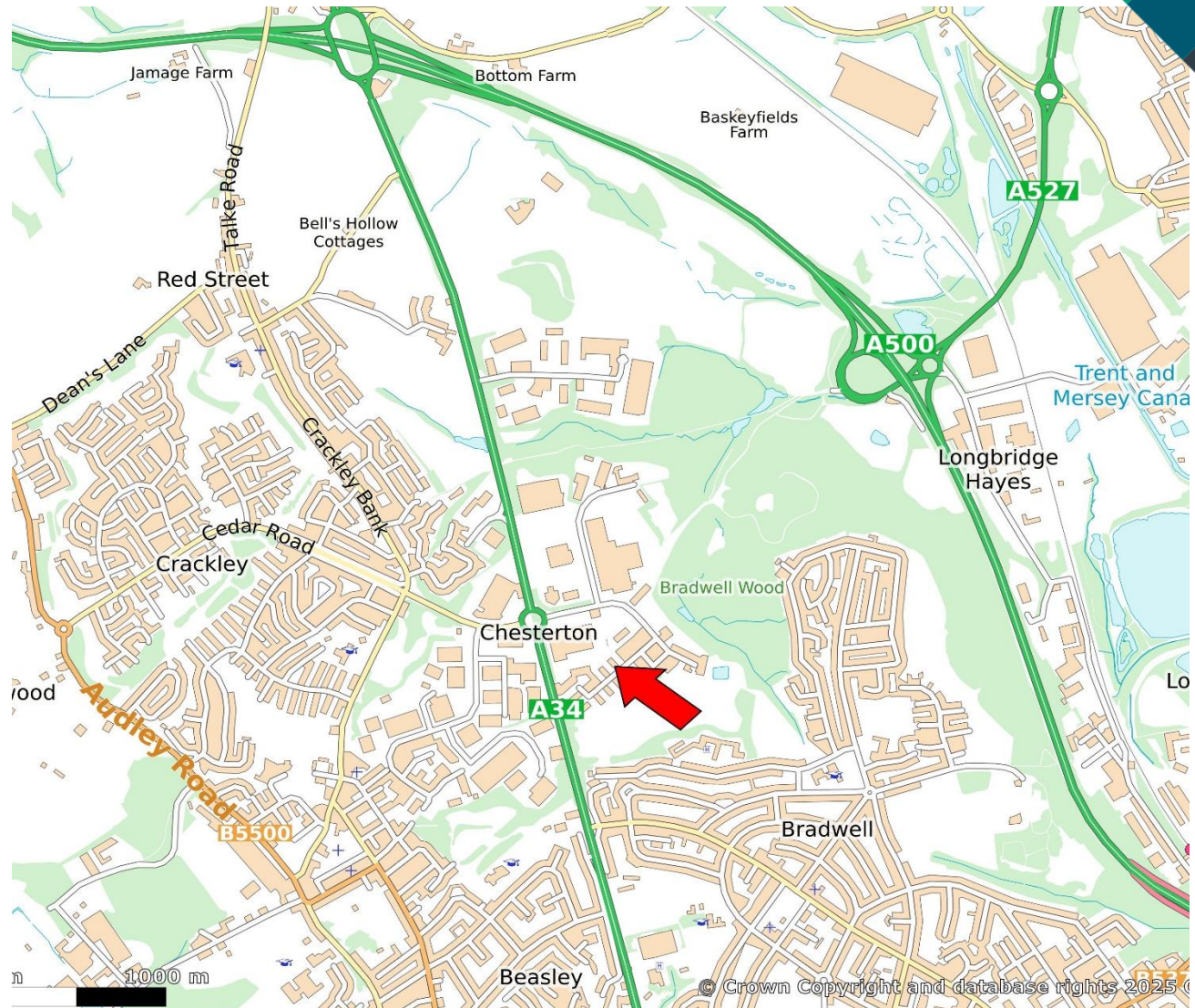
## CONTACT

**Rob Stevenson**

T: 01782 202294

E: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- 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.
- 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.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

# Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.