



Spencroft Road, Holditch industrial Estate
Newcastle under Lyme, ST5 9QQ
To Let: £50,000 per annum

Office & Warehouse/Factory
Gross Internal Area 700 sq. m (7,535 sq. ft.)

Spencroft Road
Holditch Industrial Estate
Newcastle under Lyme
ST5 9QQ

Description

The property comprises office and warehouse/factory premises on a site extending to approximately 0.19 hectares (0.47 acres) Site coverage is approximately 35% with external areas providing parking, circulation and access areas, rear service yard and an area of mature trees at the rear of the site.

The offices are of brick construction under a flat roof and provide ground and first floor open plan and cellular accommodation. The warehouse/factory is arranged as three interconnecting bays of brick construction with 3m eaves and pitched insulated sheet clad roofs and a raised loading bay to the rear.

Specification:

- Offices
- Cavity brick/flat roof construction
- Suspended & plastered ceilings, plastered walls, mixed lighting
- Gas central heating
- Warehouse/Factory
- Cavity brick/pitched roof construction
- 3m eaves
- 2 x roller shutter doors to rear loading bay
- Mixed lighting
- Gas fired warm air heating

Accommodation

	sq. m	sq. ft
Offices	180.00	1,938
Warehouse	520.00	5,597
	700.00	7,535

Services

All mains' services and mains drainage are available.

Energy Performance

- Energy Rating C73

Planning

Uses within Use Class B2 (General Industrial) and B8 (Storage or Distribution) are understood to be acceptable. Interested parties are recommended to make their own enquiries to Newcastle-under-Lyme Borough Council.

Rateable Value

- Ground floor office & warehouse/factory: RV £35,250
- First floor office: RV £5,100

Tenure

Leasehold on the basis on a new full repairing and insuring lease on terms to be agreed.

Rent

£50,000 per annum.

VAT

VAT is applicable to all amounts.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering Regulations

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

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee of £250 + VAT is payable.

Viewings

By appointment, contact:

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Subject to Contract

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