



3,826 sq ft (35.5 sq m)

Property Highlights

- Modern Warehouse / Trade counter unit
- Up to 6.5m maximum height
- Direct access to A500 Queensway

For more information, please contact:

Will Arnold
Senior Surveyor
+44 (0)121 697 7347
will.arnold@cushwake.com

No.1 Colmore Square
Birmingham B4 6AJ
T: +44 (0)121 697 7333

Location

Unit 2 forms part of the Etruria Trading Estate which is located on the junction of the A500 (Queensway) and the A53 (Etruria Road). The estate is accessed off the Etruria Island giving direct access to the A500 Queensway which provides dual carriageway access to other main arterial roads in the area and also junctions 15 and 16 of the M6 motorway. The location provides good access to the City Centre / Hanley (1.5 miles) to the east and Newcastle-under-Lyme Town Centre (1 mile) to the west. Other trade counter occupiers on the estate include Harding Electrical, Rowley Electrical Supplies, Screwfix, Crown Decorator Centre and BSS. Adjacent to the trading estate are two retail units occupied by Dreams and Pure Gym.

Description

The building comprises a mid terrace steel portal frame industrial/warehouse unit. The building is constructed with a concrete floor, part brick/part clad elevations with a pitched roof incorporating roof lights above. Loading access is obtained via a single loading door in the front elevation and eaves height is approximately 6.5 metres. Internally there is currently a trade counter, offices and toilet facilities.

The unit is due to be fully refurbished.

Externally, there is a yard and car parking area accessed directly off Etruria Way. .

Accommodation

| Description | Sq Ft | Sq M |
|----------------------|-------------|--------------|
| Warehouse | 257 | 2,766 |
| Ground Floor Offices | 82.5 | 888 |
| Welfare facilities | 16 | 172 |
| Total GIA | 35.5 | 3,826 |

Business Rates

Rateable Value £15,000 (2017)

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Tenure

The property is held on a lease expiring 24th June 2025.

It is available by way of assignment or a sublease on terms to be agreed.

Passing Rent

£27,750 per annum.

EPC

Available on request

Planning

The premises is currently used within use classes B1, B2 and B8 under the Town and Country Planning Act (Use Classes) Order 1987.

Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

Will Arnold

+44 (0)121 697 7347

Will.Arnold@cushwake.com

Important Notice

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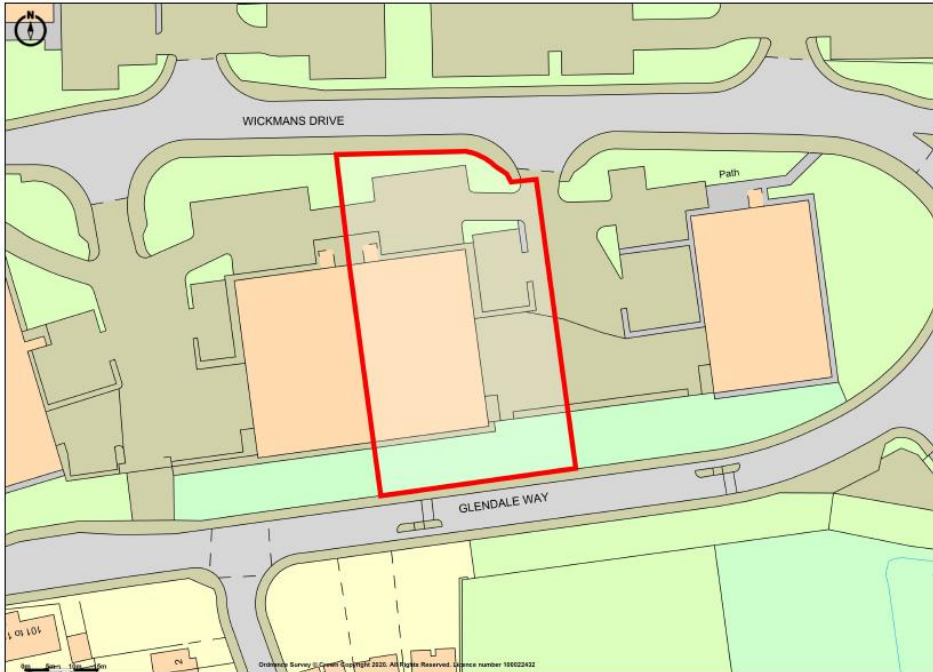


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TO LET

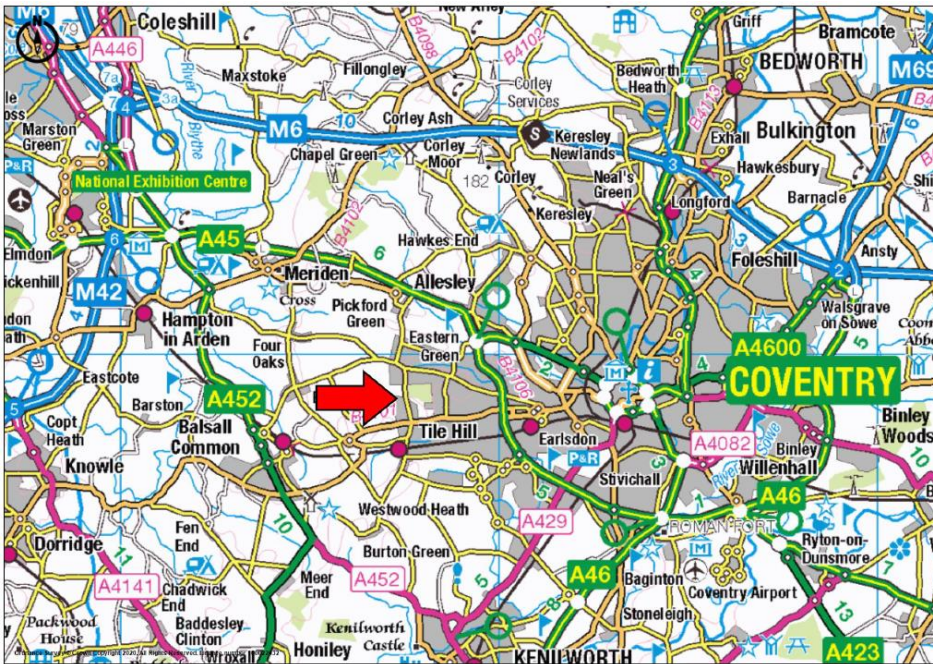
Industrial Warehouse

Unit 2, Etruria Trading Estate, Newcastle Under Lyme, ST4 6JQ



Promapv2
LANDMARK INFORMATION

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Particulars prepared December 2018

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