







**Mileway**

# Parkhouse Industrial Estate Newcastle-under-Lyme

Available to Let  
Warehouse  
5,041 sq ft



-  Eaves height 6m
-  Level access roller shutter
-  LED lighting
-  Integral offices
-  Ample car parking
-  Recently refurbished

# Parkhouse Industrial Estate

Parkhouse Industrial Estate West Newcastle-under-Lyme ST5 7RB



## Description

The property is an end terrace warehouse unit of steel portal frame construction with clad and brick elevations. The unit comes complete with a single, level access roller shutter wand six metre eaves height. The unit also benefits from LEDs throughout, integral offices and WC's with dedicated pedestrian access.

(Photographs are indicative).

## Location

The unit is situated on Brookhouse Road which is accessed from Rosevale Road on Parkhouse Industrial Estate West, adjacent to the A34 dual carriageway to the north of Newcastle-under-Lyme.

The estate is an established industrial/logistical location in close proximity to the A500 dual carriageway, approximately 1.3 miles, and 5 miles distant from Junction 16 of the M6 Motorway.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

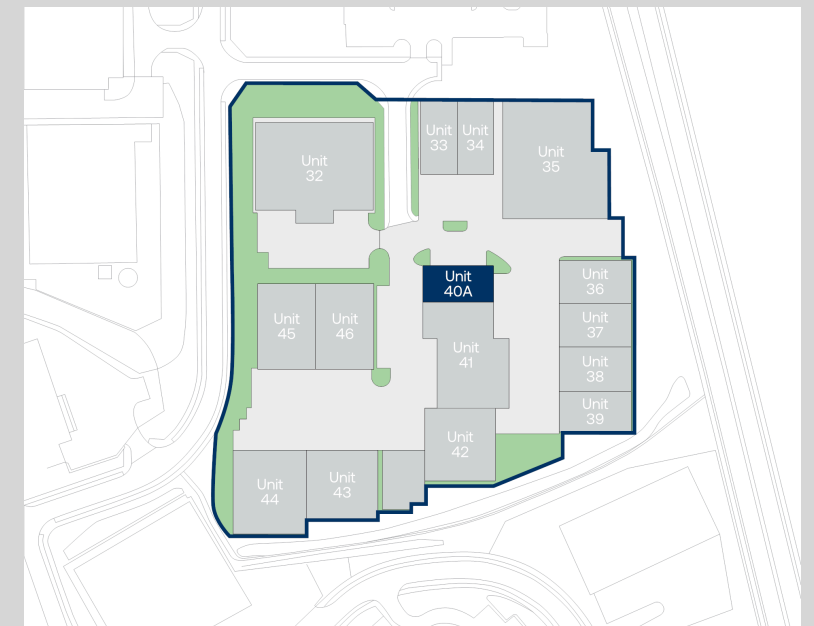
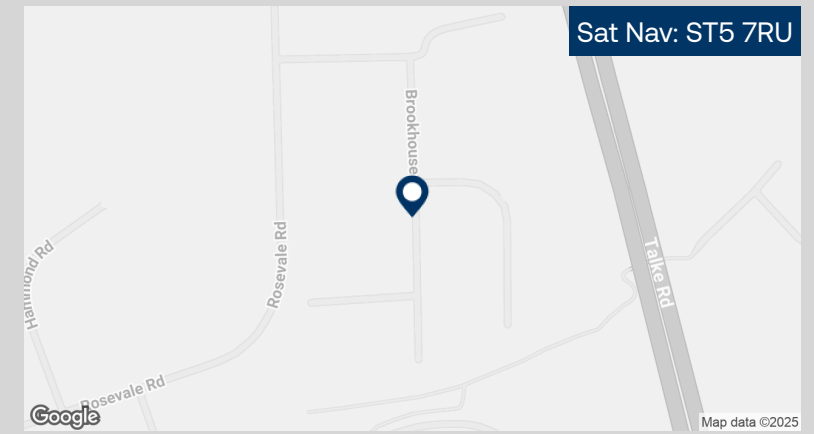
## Viewing / Further Information

Please contact:

**Mileway**  
**Tristan Boulter**  
 northwest@mileway.com  
 01925 358160

**Mounsey Surveyors**  
**Becky Thomas**  
 becky@mounseysurveyors.co.uk  
 01782 202294

**Harris Lamb**  
**Mike Burr**  
 mike.burr@harrislamb.com  
 01782 272 555



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 40A	Warehouse	5,041	Immediately
Total		5,041	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.