

# Parkhouse Industrial Estate - Unit 32

Newcastle-under-Lyme, ST5 7RB

Office and Warehouse | 1,862 - 21,966 ft<sup>2</sup>



2 Loading Doors



Excellent road  
connectivity



Detached unit



24 hour access



Secure yard



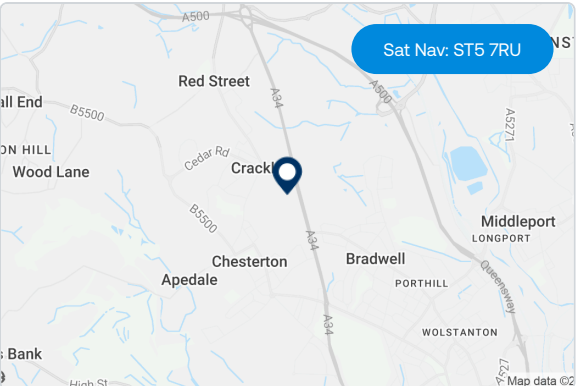
Steel portal frame

Available to Let

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## Description

The detached property is of steel portal frame construction, with brickwork and steel-clad elevations, and a pitched roof above. The unit benefits from circa 6 metre eaves, a secure private yard and two roller shutter doors. Internally, the premises benefit from solid concrete floors, with a two-storey office/ ancillary accommodation within. On the ground floor there are amenity facilities together with an office and the first floor provides additional office accommodation. Externally, to the front of the unit there is suitable parking for vehicles and a large private service loading/yard area.

## 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.

## Further information

<b>EPC</b> EPC is available upon request.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Warehouse	Warehouse	20,104	Under offer
Office	Office	1,862	Under offer
Total		21,966	

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