

Etruria Trading Estate

Etruria Way Newcastle Under Lyme ST4 6JQ

Warehouse | 3,832 ft²



Fully refurbished



1.8 miles from Stoke-on-Trent



6.5 m eaves height



24 hour access



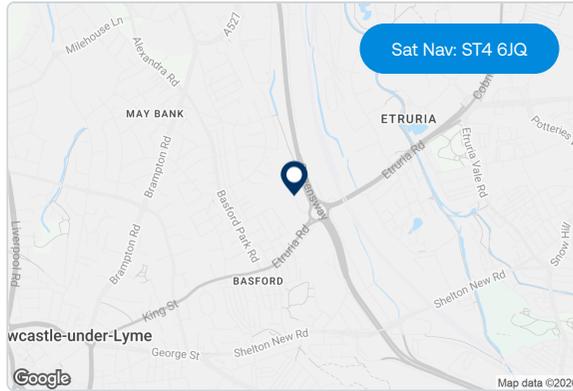
Trade counter



Close to Junctions 15 & 16 M6

Available to Let





Description

Etruria Way comprises a mid-terrace steel portal frame industrial/warehouse unit, 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.

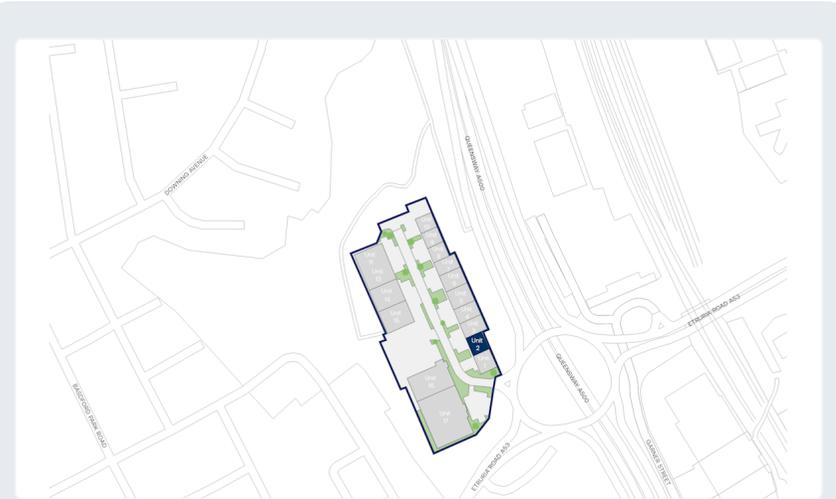
The unit was recently fully refurbished which includes a replacement roof, new LED lights, and internal and external decoration. Externally, there is a yard and car parking area accessed directly off Etruria Way.

'Internal photos are indicative'

Location

Etruria Trading Estate is accessed off Etruria Island, giving direct access to the A500 Queensway which provides dual carriageway access to the other main arterial roads in the area and J15 and 16 of the M6.

The location provides excellent access to the City Centre/Hanley (15 miles) and Newcastle-under-Lyme Town Centre (1 mile). Other Trade Counter occupiers being – Screwfix, Edmundson Electrical, Crown Paints.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 2	Warehouse	3,832	Immediately	3,672.50
Total		3,832		

Further information

EPC Unit
2: A

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

[Book a viewing](#)

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