

TO LET

Unit 12 Rosevale Road
Parkhouse West Industrial Estate
Newcastle-under-Lyme
Staffordshire
ST5 7EF

Benefiting from excellent communication links via the A34 and A500 trunk roads and the M6 motorway, this unit is situated on the Parkhouse Industrial Estate, which is approximately 3 miles north of Newcastle town centre, and forms a premier industrial location in North Staffordshire.

ACCOMMODATION:	Ground floor: 285.49sqm (3072.99 sq.ft), workshop area, washroom and w.c.
RENT:	£24,500 per annum plus service charge
TERMS:	Length of lease flexible. Full repairing terms. Vacant possession is available upon completion of the legal documentation
SERVICES:	Mains electricity, water and drainage are available.
LEGAL COSTS:	The tenant will be responsible for paying the Council's proper legal costs in preparing the lease.
RATING ASSESSMENT:	Rateable value - £17,250 Rates payable (2023/2024) - £8832.00
VIEWING AND FURTHER DETAILS:	Contact Jean Williams or Jo Baldwin of the Property Section. Telephone: 01782 742375 or 01782 742373. Email: jean.williams@newcastle-staffs.gov.uk or joanne.baldwin@newcastle-staffs.gov.uk
NOTE:	Please check availability prior to making a formal offer.

These particulars are to enable prospective purchasers or tenants to decide whether to make further enquiries with a view to negotiating. They are not intended to be relied upon in any other way and accordingly neither their accuracy nor the continued availability of the property is guaranteed. They are provided on the express understanding that neither the Executive Director, Regeneration and Development nor the Borough Council are to be under any liability in respect of their contents.

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