harrislamb
PROPERTY CONSULTANCY

TO LET / MAY SELL

UNIT 17 LOOMER ROAD INDUSTRIAL ESTATE

LOOMER ROAD, NEWCASTLE-UNDER-LYME, ST5 7LB

WAREHOUSE / INDUSTRIAL UNIT

3,460 sq ft (321.55 sq m) (Approx. Total Gross Internal Area)

- Close proximity to A34 Dual Carriageway (approx. 2 miles)
- Onsite Parking
- Two Storey Offices

LOCATION

The unit is located on the established Loomer Road Industrial Estate in Newcastle under Lyme providing access on the A34 (1mile).

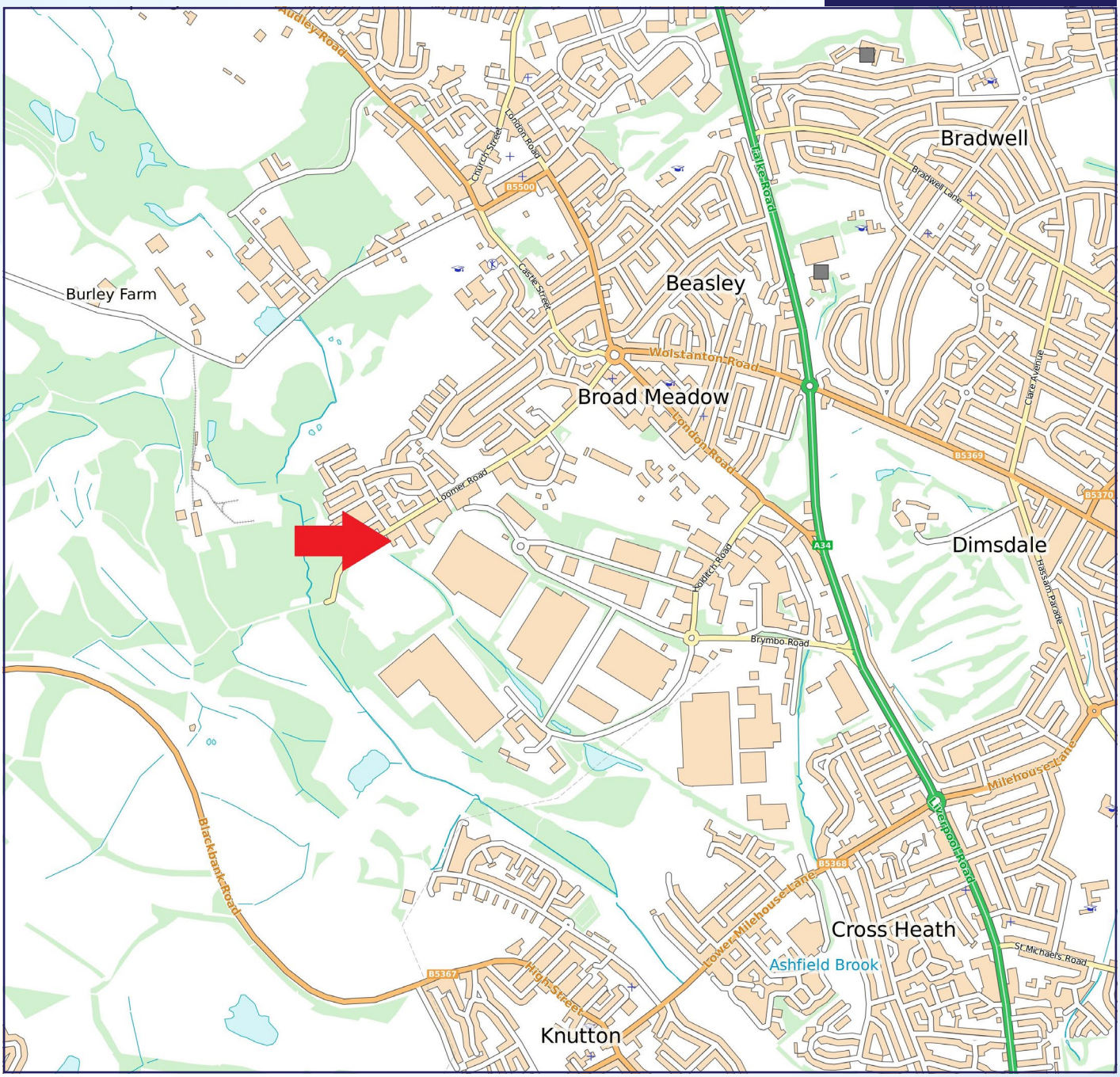
The A34 gives access to the A500 D Road (2 miles) which in turn provides access to other main arterial roads in the Stoke on Trent / Newcastle under Lyme to include J16 of the M6 Motorway (6 miles). Newcastle under Lyme town centre lies approximately 2.5 miles to the south.

DESCRIPTION

The property comprises a mid terrace unit previously occupied by a gym and constructed with a concrete floor, full height brick elevations with a pitched roof incorporating translucent roof lights. The property benefits from;

- Two storey offices
- WC facilities
- Gas central heating
- Loading access via a single roller shutter door
- Eaves height of 4.5m
- Fluorescent strip lighting
- Onsite Parking

POSTCODE: ST5 7LB



ACCOMMODATION

	SQ M	SQ FT
Warehouse	238.43	2,566
Ground Floor Offices	41.56	447
First Floor Offices	41.56	447
TOTAL Approx. Gross Internal Area	**321.55**	**3,460**

RENT / PRICE

Rent - £18,000 +VAT per annum exclusive

Price - Upon application

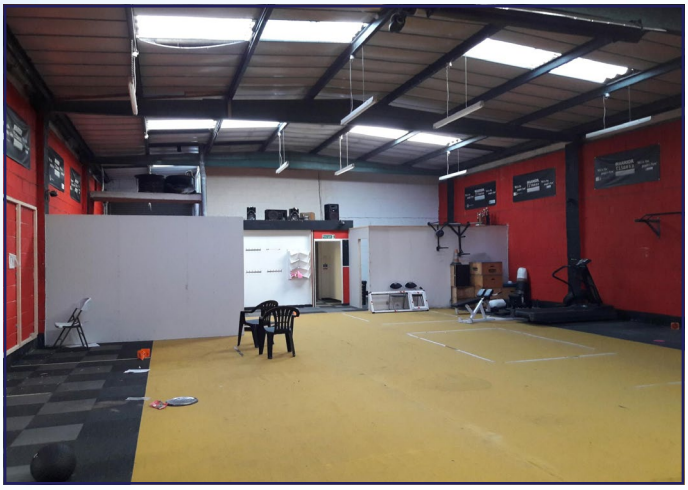
TENURE

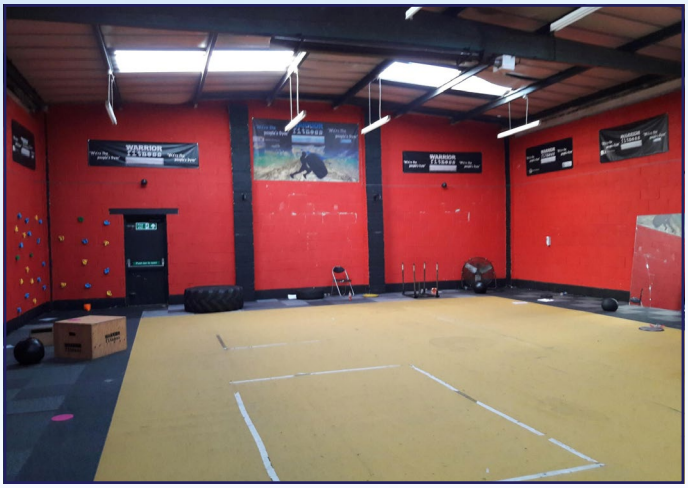
The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, the landlord would consider a sale on a freehold basis.

BUSINESS RATES

Enquiries with Newcastle under Lyme Borough Council reveal a rateable value of £13,500 (2017 Listing).

Interested parties are advised to make their own enquiries with the local authority to clarify (01782 717717).





SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the development. Further details are available upon request.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the transaction.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1168 Date: 10/21

Harris Lamb Limited Conditions under which particulars are issued.
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(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.