



ROSEVALE BUSINESS PARK

OFF ROSEVALE ROAD | NEWCASTLE UNDER LYME | ST5 7UB



TO LET Warehouse/Industrial Unit 39,531 sq.ft. (3,672 sq.m.)

A modern two bay detached industrial unit

- 8 metre minimum eaves
- Two storey offices
- Three level access and two dock level loading doors
- Site area: 1.95 acres (0.79 hectares)
- Two 2 tonne cranes



LOCATION

The property is situated on **Rosevale Business Park**, which is off Rosevale Road within the established Parkhouse Industrial Estate in close proximity to Newcastle under Lyme.

Rosevale Road is accessed from Parkhouse Road West which connects to the A34 0.5 miles away. The A34 dual carriageway links to the A500 providing access to the M6, J16 5 miles to the north and J15 9.5 miles to the south.

DESCRIPTION

Unit 5 Rosevale is a modern 2 bay warehouse comprising:

- Steel portal frame with brick and profile clad elevations
- Translucent roof lights
- Two 2 tonne cranes
- 8 metre minimum eaves
- Five roller shutter doors, three level access and two dock loading doors
- External canopy areas to the rear yard
- Approximately 49 parking spaces to the front and sides
- Two storey office and basement
- Approximately 42% site coverage

ACCOMMODATION

Main Warehouse	33,383 sq.ft.	(3,101.31 sq.m.)
Ground & first offices	3,753 sq.ft.	(348.69 sq.m.)
Basement	1,846 sq.ft.	(171.50 sq.m.)
Rear store	549 sq.ft.	(51.00 sq.m.)
Total	39,531 sq.ft.	(3,672.50 sq.m.)

RATES

The property is listed within the 2010 rating list with a rateable value of £134,000.

TENURE/TERMS

The property is available leasehold on terms to be agreed.

SERVICES

All mains services are connected to the property.

VAT

VAT is applicable.

EPC

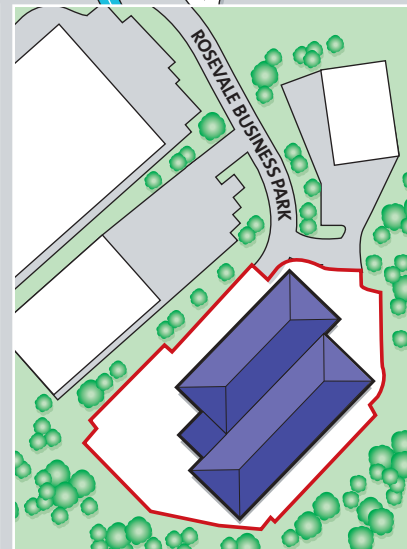
The Energy Performance Certificate rating is D(95).

VIEWING

Strictly by appointment with the joint agents.



FOR SATELLITE NAVIGATION
PLEASE USE POSTCODE: **ST5 7UB**



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Important:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. July 2015.

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