

# RORY MACK

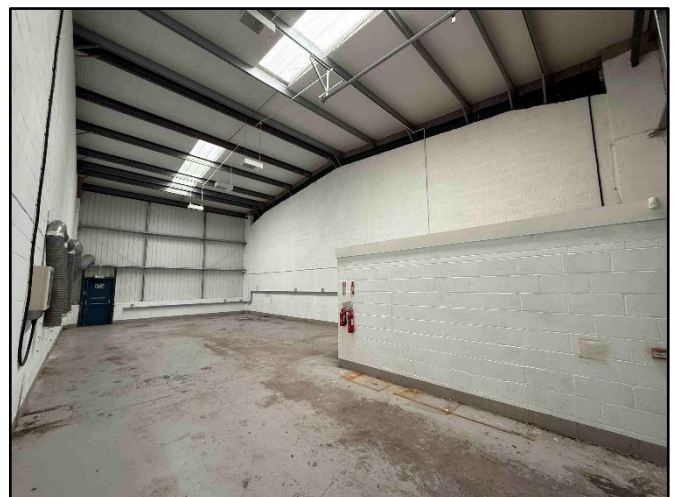
## ASSOCIATES



**UNIT 5 ARLINGTON COURT,  
SILVERDALE ENTERPRISE CENTRE,  
SILVERDALE, NEWCASTLE-UNDER-LYME,  
STAFFORDSHIRE, ST5 6SS**

**FOR SALE  
£165,000**

- Modern industrial unit with B1, B2 and B8 consent
- GIA: 1,504 sq ft with office, WC and Kitchenette
- Steel portal framed unit with electric roller shutter access
- EPC – Band D (93)



## UNIT 5 ARLINGTON COURT

### SILVERDALE ENTERPRISE CENTRE, SILVERDALE

### NEWCASTLE-UNDER-LYME, ST5 6SS

#### GENERAL DESCRIPTION

A steel portal framed industrial unit with integral office and staff welfare facilities. The unit is located within a popular industrial estate with easy access into Newcastle-under-Lyme and the wider road network.

Built in 2006 the unit offers an excellent investment opportunity or owner/occupier occupation. The unit is mid-terraced and briefly comprises a front office, accessible toilet, kitchenette and workshop area with 21' clearance to eaves rising to an apex of 23'9". The unit benefits from an electric roller shutter with 16'9" clearance, 3 phase electric (100 amps), insulated pitched roof, sodium lighting and double-glazed window and door frontage.

#### LOCATION

Arlington Court is a selection of small to medium sized industrial units forming part of Silverdale Enterprise Centre just off Scott Hay Road close to Silverdale County Park.

#### SERVICES

We understand that mains water, drainage and 3 phase electricity is available. There is also a capped gas main to the unit. No services have been tested by the agents.

#### VAT

The sale price is subject to VAT.

#### BUSINESS RATES

Rateable Value: £10,250

Rates Payable: £4,428 pa (26/27)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

#### TENURE

Available by way of 999 year long-leasehold interest with 979 years remaining, subject to contract and with vacant possession

#### ACCOMMODATION

Warehouse: 1,308 sq ft

Office: 135 sq ft

WC: --

**Total NIA: 1,443 sq ft**

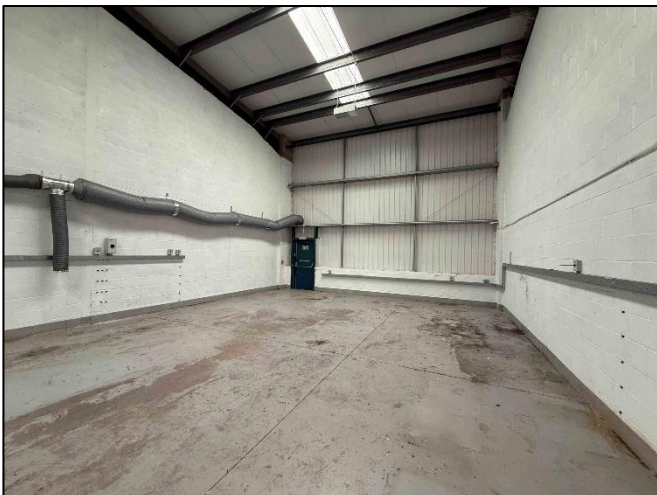
Unit depth: 56'3'

Unit width: 26'9'

**GIA: 1,504 sq ft**

#### ANTI MONEY LAUNDERING REGULATIONS

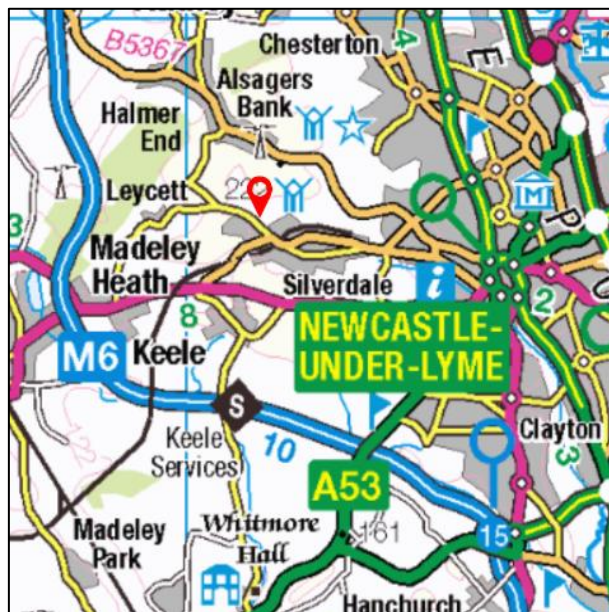
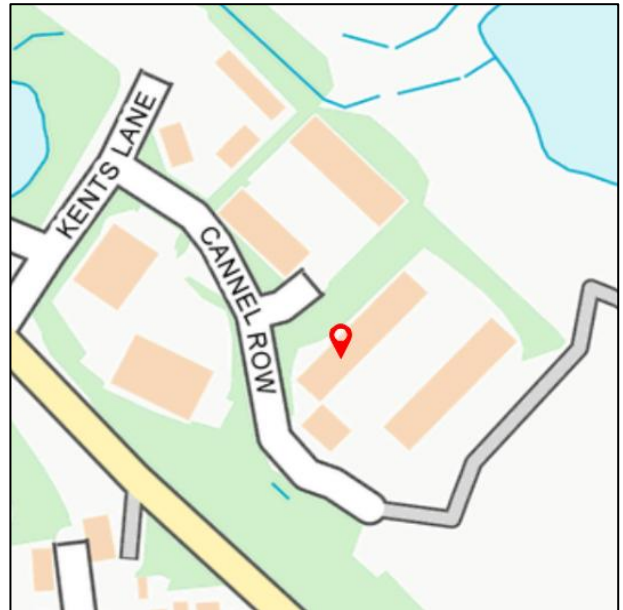
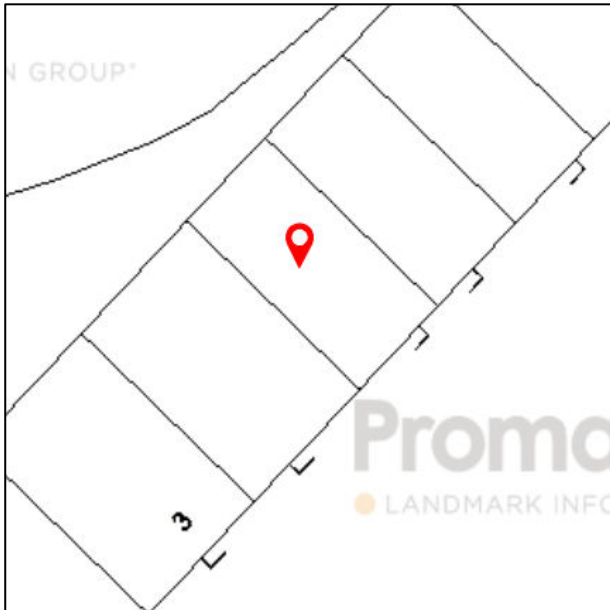
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



## UNIT 5 ARLINGTON COURT

SILVERDALE ENTERPRISE CENTRE, SILVERDALE

NEWCASTLE-UNDER-LYME, ST5 6SS



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements