



RORY MACK

ASSOCIATES

**UNIT J SPEEDWELL ROAD,
PARKHOUSE INDUSTRIAL ESTATE EAST,
NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 7RG**

**TO LET:
£45,000 PAX**

- Secure yard extending to 0.53 acres plus 1,034 sq ft workshop
- Detached office premises extending to 1,281 sq ft (NIA)
- Conveniently located on established industrial estate off A34
- A500: 1.5 miles M6 Junction 16: 4.9 miles
- EPC: TBC



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GENERAL DESCRIPTION

A secure compound extending to 0.53 acres with detached workshop of 1,034 sq ft and detached single storey office premises of brick elevations supporting a pitched roof finished in concrete tiles. The yard is bounded by palisade fencing to the perimeter with gated access onto Speedwell Road, with the majority of the site finished in concrete hardstanding. There is a portal framed workshop to the rear of the site with roller shutter access, 3 phase electric and inspection pit. The office building offers a mixture of private and open plan offices together with executive suite with private toilet and has recently been decorated and has the option of being leased with the existing furniture insitu if required. The site offers a fantastic depot site with office and workshop and excellent road connections and would suit a wide range of businesses needing external storage space. At the front of the site is parking for up to 10 cars.

LOCATION

The property is located towards the end of Speedwell Road, off Parkhouse Road East and forms part of the popular Parkhouse Industrial Estate complex approx. 4 miles to the north of Newcastle. The A34 dual carriage way is 0.4 miles which leads to the A500 (1.5 miles) which in turn connects to Junction 16 of the M6 (4.9 miles).

SERVICES

All mains services are connected including 3 phase electric in the workshop. Gas fired central heating and Cat V Cabling installed in the office. No services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being required to pay for the lease (£250 plus VAT) and a pro rata contribution towards the building insurance premium.

BUSINESS RATES

Rateable Value: £18,000
Rates Payable: £8,982 pa (25/26)

ACCOMMODATION

Office

Reception Hall: 151 sq ft
Office 1: 441 sq ft
Office 2: 118 sq ft
Office 3: 254 sq ft
Office 4: 299 sq ft
Kitchen: 18 sq ft
3 x toilets: -
Total NIA: 1,281 sq ft

Warehouse

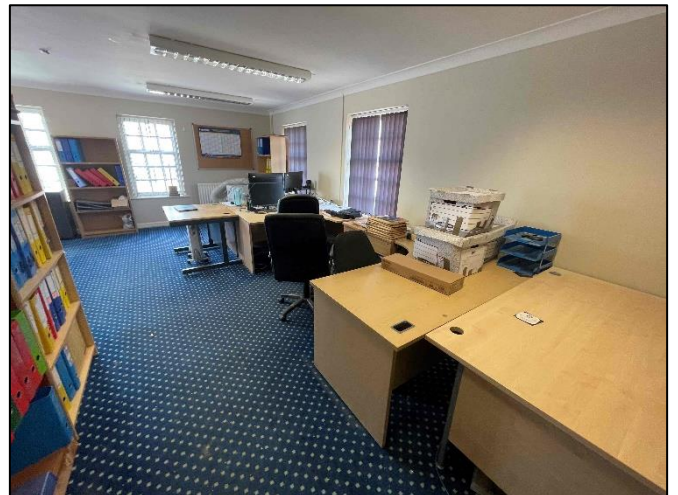
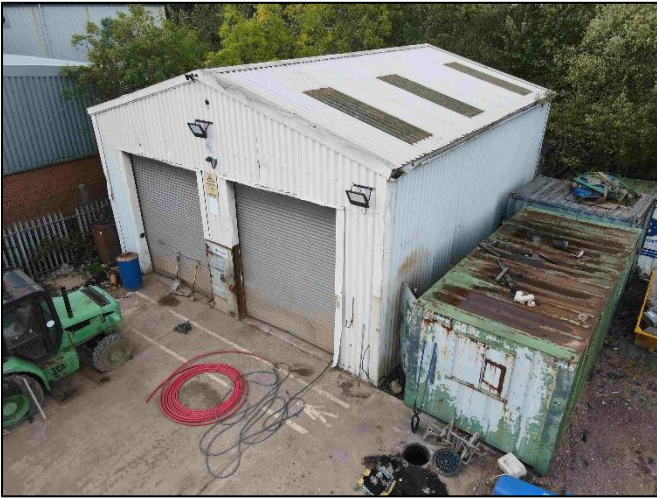
Workshop: 1,034 sq ft

Overall NIA: 2,315 sq ft

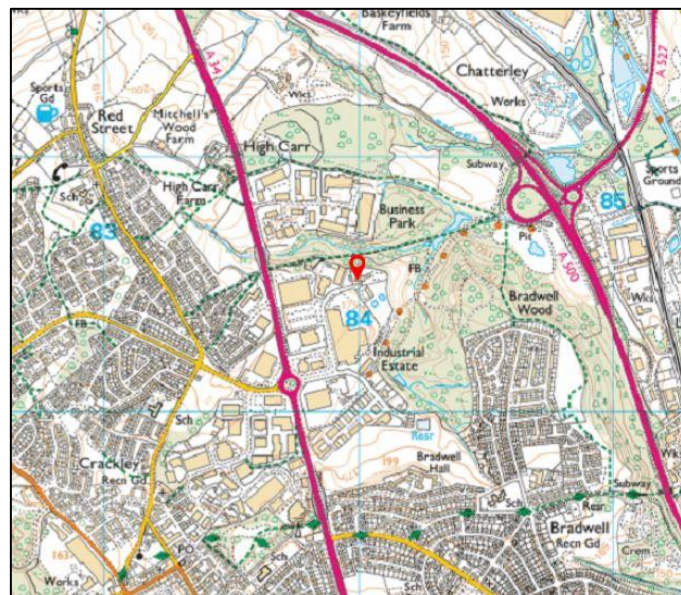
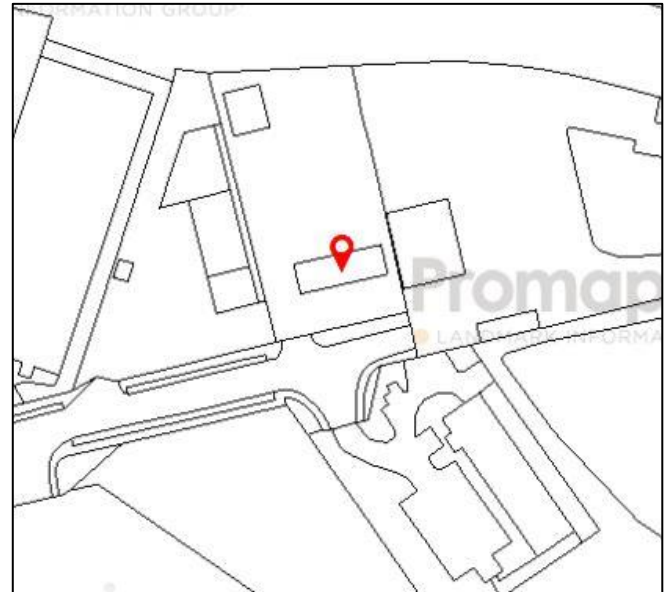
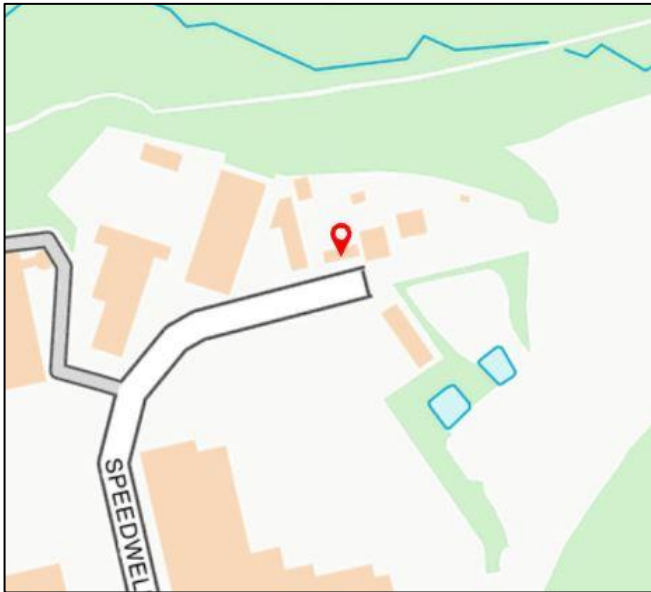
ANTI MONEY LAUNDERING REGULATIONS

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.

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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