

# TO LET

**UNIT 1 HIGH CARR POINT, MILLENIUM WAY**  
HIGH CARR BUSINESS PARK, NEWCASTLE UNDER LYME, ST5 7XE



**INDUSTRIAL/WAREHOUSE PREMISES**  
**8,740 sq ft (812 sq m)** (Approx. Total Gross Internal Area)

- Modern Industrial / Warehouse Unit
- Two Storey Offices
- Generous Yard



## LOCATION

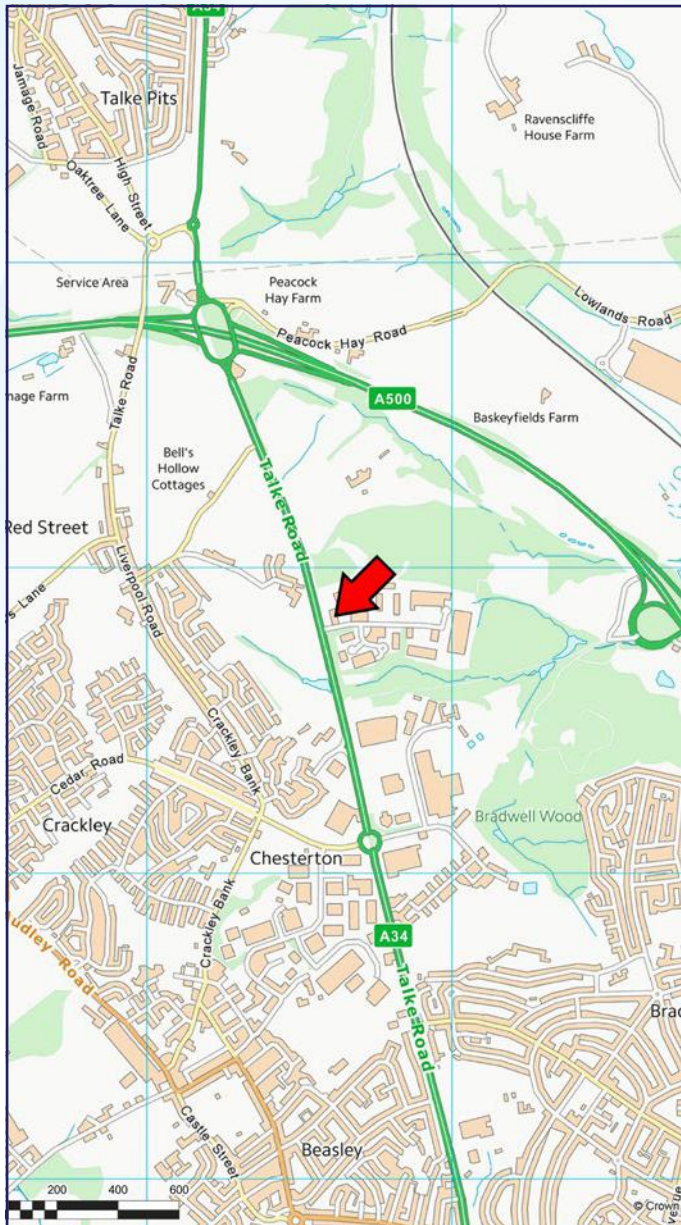
The premises are situated to the front of High Carr Business Park accessed off the A34 Talke Road. The A500 D Road is located 0.5 miles to the north providing dual carriageway access to Junction 16 M6 Motorway (approx. 4 miles) and other arterial roads in the area to include the A50 giving access to Derby and the M1 Motorway.

Newcastle under Lyme town centre lies 3 miles to the south of the business park and is accessed via the A34.

## DESCRIPTION

Unit 1 comprises a detached steel portal frame industrial / warehouse unit. The modern specification includes:-

- Self-contained unit
- Eaves height 7.9m
- Electrically operated loading door
- Heating and lighting in warehouse
- Good quality 2 storey offices
- Centrally heated and air conditioned offices
- Large concrete yard / parking area



**POSTCODE: ST5 7XE**



For Identification Purposes Only





## ACCOMMODATION

	SQ M	SQ FT
Ground Floor Warehouse and Offices	718.76	7,736
First Floor Offices	93.27	1,004
<b>TOTAL</b> Approx. Gross Internal Area	<b>812.03</b>	<b>8,740</b>

## TENURE

The building is held by way of a 10 year full repairing and insuring lease expiring on 22nd June 2027. There is tenant break option in June 2022 subject to 6 months notice.

A lease assignment or sub lease are available.

## RENT

Rent - £48,000 per annum exclusive.

## RATING ASSESSMENT

The unit has a current Rateable Value of £38,250 (2017 Rating List).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (60)

## PLANNING

Interested parties are advised to make their own planning enquiries to Newcastle under Lyme Council on 01782 717717.

## SERVICE CHARGE

A service charge is payable for the maintenance of common areas. Further information is available from the agents.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, 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.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



**VIEWING** Strictly via sole agents

**Andrew Groves**

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**SUBJECT TO CONTRACT** Ref: ST1142 Date: 05/20

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(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.

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(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.

**harrislamb**  
PROPERTY CONSULTANCY

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