HAMMOND
CHARTERED SURVEYORS



Spencroft Road, Holditch Industrial Estate
Newcastle under Lyme, ST5 9QQ
For Sale: £595,000 or To Let: £39,950 per annum

Warehouse/Factory
Gross Internal Area 700 sq. m (7,535 sq. ft.)

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF
t: 01782 659 905 e: info@hammondsurveyors.co.uk www.hammondsurveyors.co.uk
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Description
The property comprises warehouse/factory premises on a site extending to approximately 0.194 hectares (0.480 acres) Site coverage is approximately 36% with external areas providing parking, circulation and access areas, rear service yard and an area of mature trees at the rear of the site.

The offices are of brick construction under a flat roof and provide ground and first floor open plan and cellular accommodation. The warehouse/factory is arranged as three interconnecting bays of brick construction with 3m eaves and pitched insulated sheet clad roofs and a raised loading bay to the rear.

Specification:

- Offices
- Cavity brick/flat roof construction
- Suspended & plastered ceilings, plastered walls, mixed lighting
- Gas central heating

- Warehouse/Factory
- Cavity brick/pitched roof construction
- 3m eaves
- 2 x roller shutter doors to rear loading bay. Rear loading bay height approximately 0.85M (33 inches)
- Mixed lighting
- Gas fired warm air heating

Accommodation

	sq. m	sq. ft
Offices	180.00	1,938
Warehouse	520.00	5,597
	700.00	7,535

Services
All mains' services and mains drainage are available.

Energy Performance
Energy Rating C73

Planning
Uses within Use Class B2 (General Industrial) and B8 (Storage or Distribution) are understood to be acceptable. Interested parties are recommended to make their own enquiries to Newcastle-under-Lyme Borough Council.

Rateable Value

- Ground floor office & warehouse/factory: RV £35,250
- First floor office: RV £5,100

Price
£595,000 for the Freehold with Vacant Possession upon completion

Rent
£39,950 per annum on the basis on a new full repairing and insuring lease on terms to be agreed.

VAT
Not applicable.

Costs
Each party is responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering Regulations
We are required to undertake identification checks and obtain confirmation of the source of funding to fulfil the requirements of the regulations.

Tenant Referencing
Prospective tenants will be subject to third-party background checks for which a non-refundable fee of £250 + VAT is payable.

Viewings
By appointment, contact:

Glenn Hammond MRICS
T: 01782 659 905
M: 07957 994 057
E: glenn@hammondsurveyors.co.uk

Phil Webb ANAEA (COMM)
T: 01782 659 905
M: 07821 639094
E: phil@hammondsurveyors.co.uk

Subject to Contract

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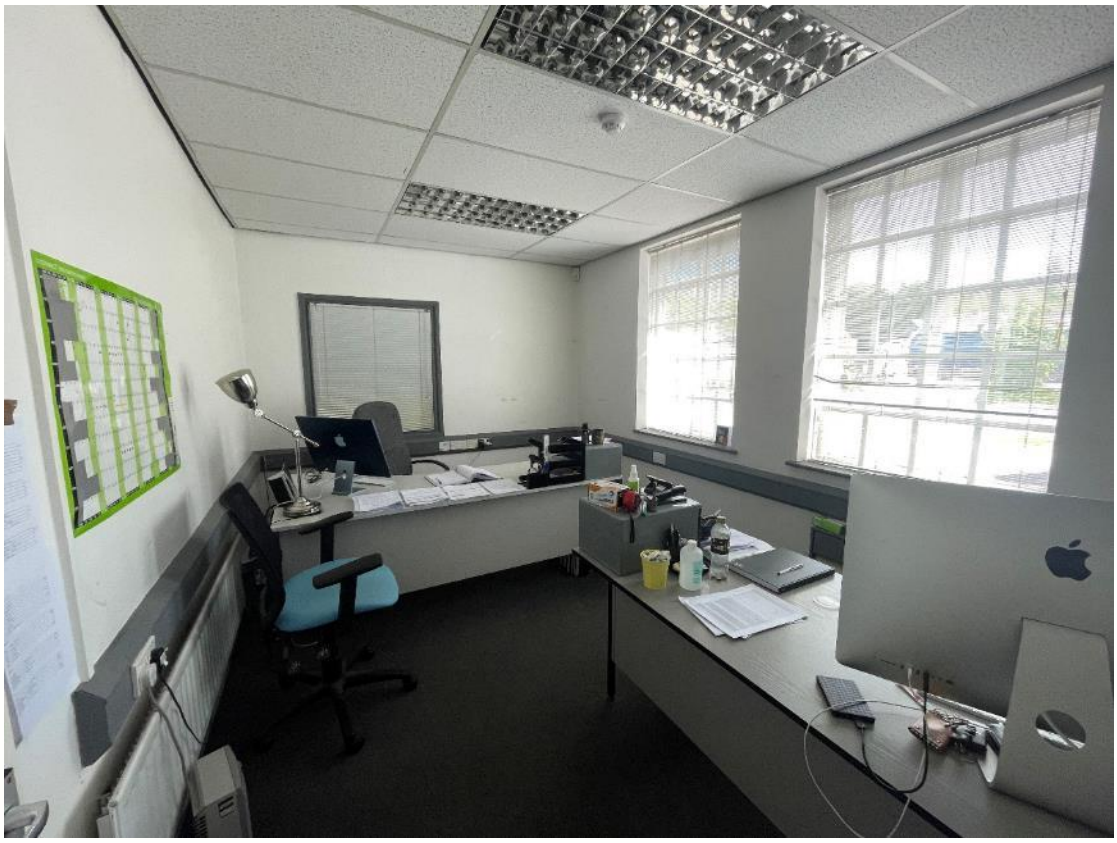




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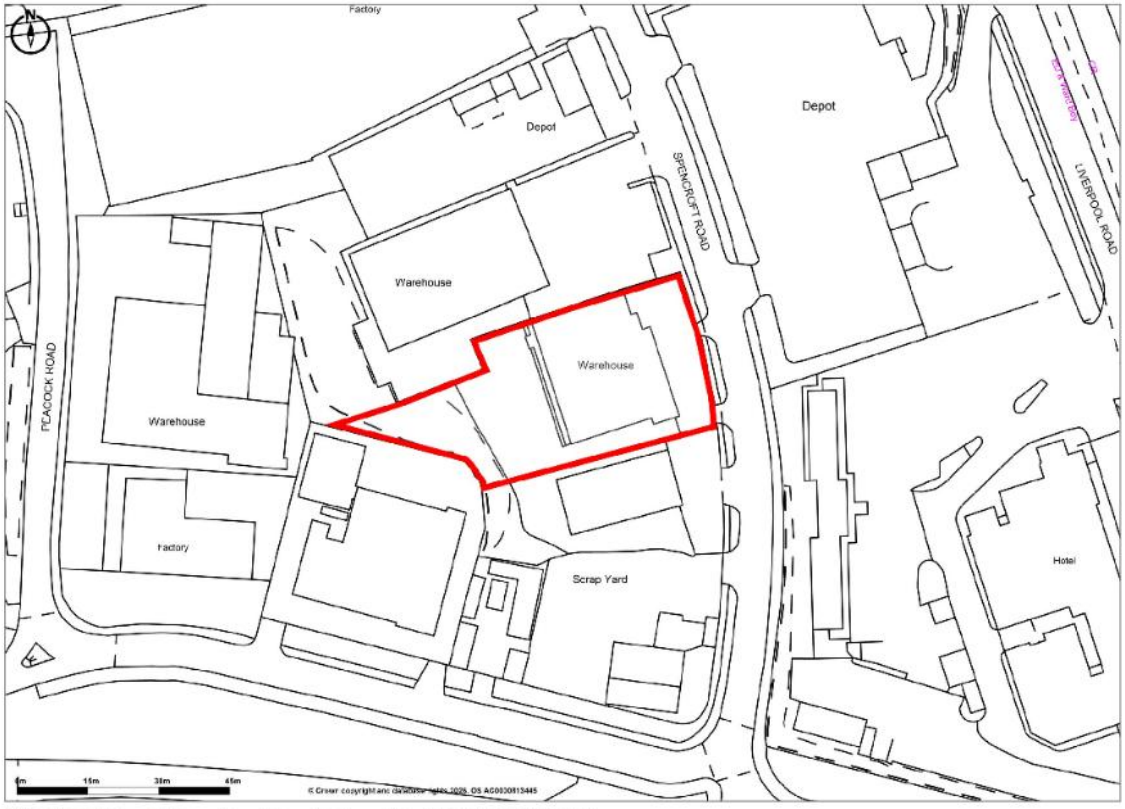


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