

TO LET

1 ROSEVALE BUSINESS PARK
NEWCASTLE-UNDER-LYME, ST5 7UB



REFURBISHED OFFICE SPACE

4,537 sq ft (421 sq m) (Approx. Total Gross Internal Area)

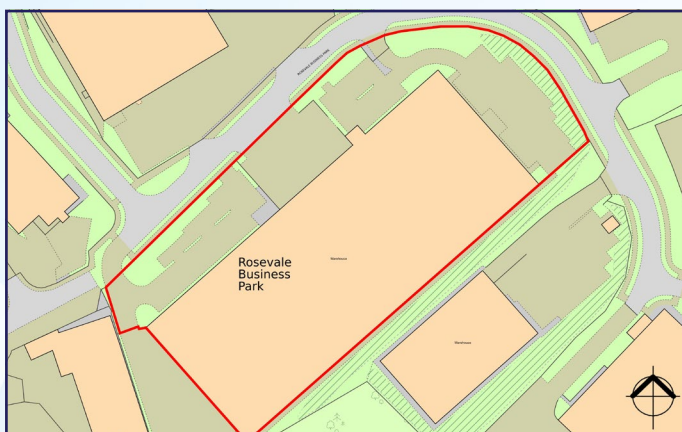
- Refurbished Office
- LED Lighting
- Parkhouse Industrial Estate
- Large car park

LOCATION

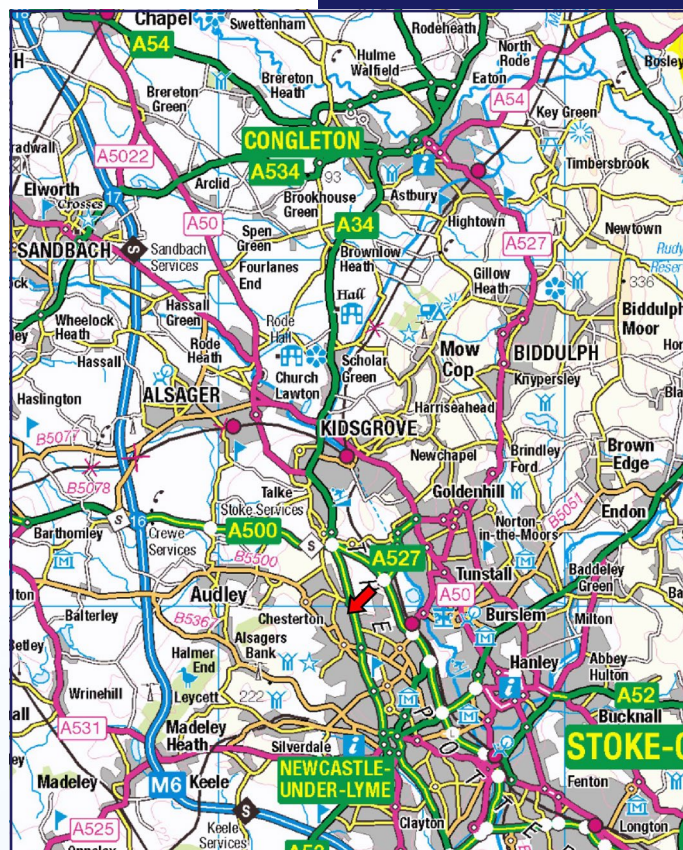
The building is located on Rosevale Road which forms part of the Parkhouse Industrial Estate which is situated off the A34 dual carriageway, approximately 1 mile to the south of the A500 which links Junctions 15 and 16 of the M6 Motorway. Newcastle town centre lies approximately 3.5 miles to the south and provides a range of retail and leisure amenities.

DESCRIPTION

The available accommodation is first floor office space situated to the front of the TPBI warehouse unit. The offices are due to be refurbished with new carpets, LED lights, suspended ceiling, carpet tiles, kitchen, decorated. The office space benefits from a shared lift, toilets and a large car park.



POSTCODE: ST5 7UB



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Net Internal Area	421.55	4,537

RENT

POA

RATING ASSESSMENT

Details can be given from the agent.

EPC

EPC Rating – B (47)

TENURE

A new internal repairing and insuring lease is available.

PLANNING

Interested parties to make their own enquiries to Newcastle Borough Council. Telephone 01782 717717.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

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

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1326 Date: 10/26

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