

FOR SALE / TO LET Modern Business Unit

HOOTERS HALL ROAD | LYMEDALE WEST | NEWCASTLE-UNDER-LYME | ST5 9QF



EVOLUTION UNIT 11



6,075 sq.ft. (564 sq.m.)

Approximate GIA

- High Quality Building with Offices & Stores
- Business Park Location
- On-Site Allocated Parking



LOCATION

Evolution is the final phase of development on the very successful Lymedale Business Park and occupies a south-west position on the site. Lymedale Business Park is located on the A34 dual carriageway providing direct links to the A500 and the M6 motorway at Junctions 15 & 16.

Newcastle-under-Lyme town centre is located approximately 2 miles from **Evolution** with Stoke on Trent city centre being approximately 5 miles away.

DESCRIPTION

The property comprises a modern business unit and benefits from the following:

- Ground floor workshop
- First floor office
- LG7 lighting
- Gas fired central heating
- Toilet facilities
- Fire alarm system
- Dedicated car parking
- External lighting to car parking areas

ACCOMMODATION

unit	sq.ft.	sq.m.	parking Spaces
11	6,075	564	14

PRICE/RENT

unit	price	rent	EPC rating
11	£486,000	£42,500 pa	B (30)

TENURE

The unit is available for sale by way of a 999 year ground lease. Alternatively, the landlord will consider leasing on terms to be agreed.

BUSINESS RATES

Interested parties are requested to make their own enquiries with the Local Authority (Newcastle Borough Council Tel: 01782 717717).

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority (Newcastle Borough Council Tel: 01782 717717).

SERVICES

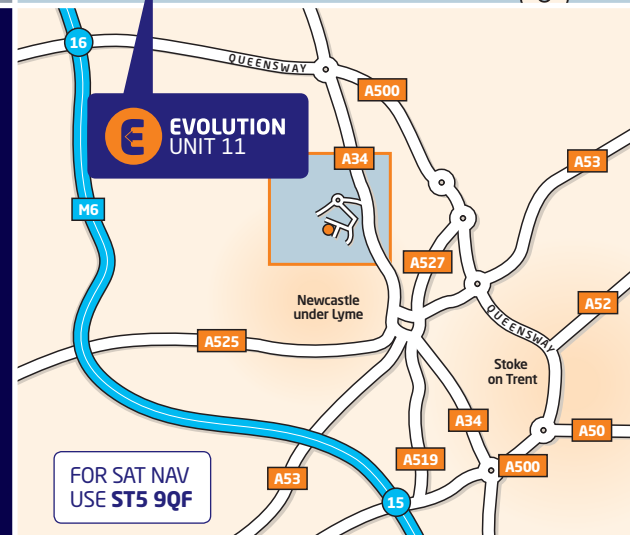
All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

VAT

All prices and rents quoted are subject to VAT.



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Harris Lamb Conditions under which Particulars are issued.
 These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. October 2015.

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