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20,519 sq ft (1,906 sq m)

Warehouse/ Industrial Unit To Let

- 20,519 sq ft gross internal area
- Located within the successful Lymedale Business Park
- Excellent access to M6 and Newcastle-under-Lyme town centre
- 1.3 acre site
- Large self-contained secure yard
- Undergoing refurbishment

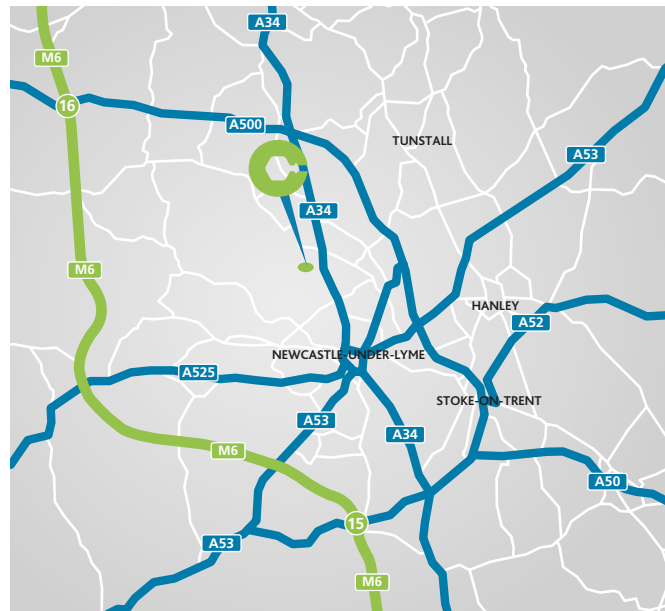
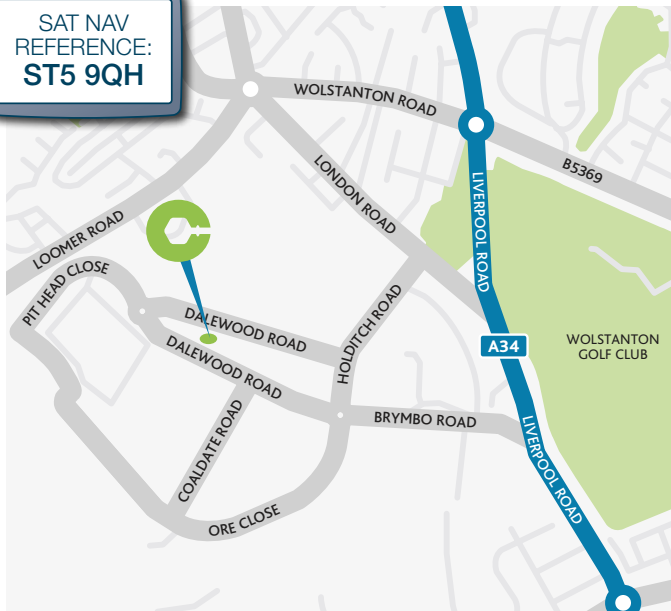
Owned by:

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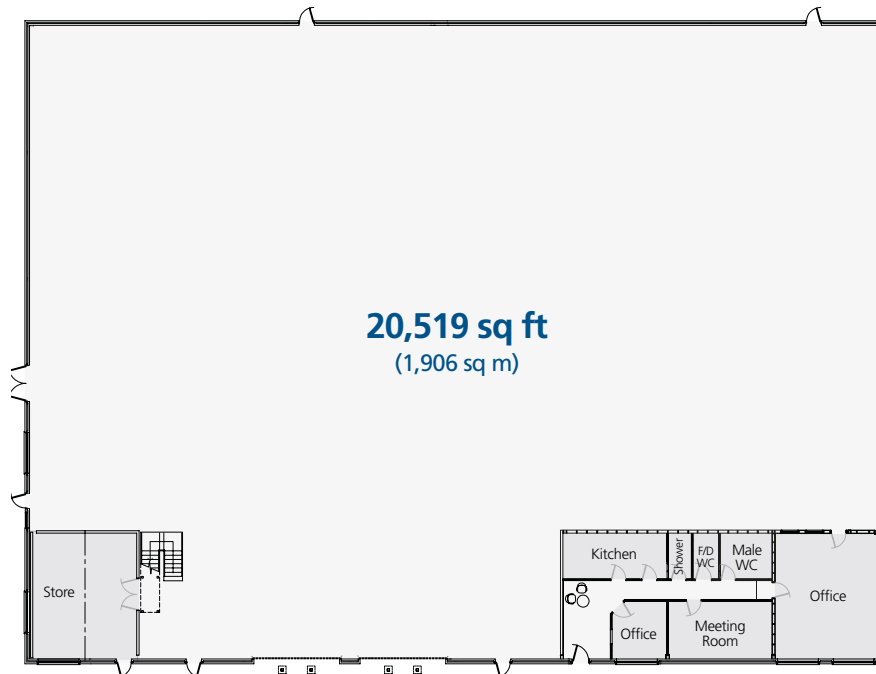


UNIT B LYMEDALE BUSINESS PARK
DALEWOOD ROAD | NEWCASTLE-UNDER-LYME | ST5 9QH

SAT NAV
REFERENCE:
ST5 9QH



Proposed accommodation (all areas are approximate on a GIA basis)



The opportunity

An opportunity to acquire flexible industrial/warehouse space within Lymedale Business Park. The unit is undergoing full refurbishment and will benefit from level access loading doors, integral office/welfare amenities and a large secure yard.

Unit B is a modern two bay steel portal frame industrial unit with 9 metre eaves and a gross internal area of 20,519 sq ft on a total site area of 1.3 acres.

The location

Lymedale Business Park comprises a successful development of offices and industrial units and is approached off the A34 Liverpool Road, approximately 1 mile north of Newcastle-under-Lyme town centre. The A34 interlinks with the A500 and the M6 Motorway to the north and south at Junctions 15 & 16. Stoke on Trent City Centre is located approximately 4 miles to the east via the A52.

EPC Rating

EPC (D)85

Planning use

B1(c), B2 and B8

Terms

The unit is available on a leasehold basis.

Owned by:

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All enquiries through the letting agent:

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