LYMEDALE 68

TO LET

66,983 SQ FT (6,222.91 SQ M)

Extensively refurbished
industrial & logistics unit

Lymedale Business Park,
Newcastle Under Lyme ST5 9QH

PROMINENTLY SITUATED INDUSTRIAL & LOGISTICS UNIT ON A WELL ESTABLISHED INDUSTRIAL PARK.

Lymedale Business Park is an established industrial park of approximately 75 acres and which lies 1 mile north of Newcastle under Lyme in North Staffordshire. The park is approximately three miles to the north west of Stoke-on-Trent, 40 miles south of Manchester and 40 miles north of Birmingham.

The park is a popular destination amongst occupiers given its proximity to the motorway junctions and to the rest of the UK. Major occupiers include

ASDA · TK maxx · SMYTHS · BESTWAY WHOLESALE · NEW LOOK · PARCEL FORCE WORLDWIDE

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ACCOMMODATION

The property is of modern, single bay steel portal framed construction, incorporating 2 storey office and welfare facilities. Accessed off Dalewood Road via a gatehouse, generous car parking is provided for up to 100 vehicles, together with a fenced, 40m deep concreted yard.

	SQ M	SQ FT
Warehouse	6,035.09	64,961
Ground Floor Offices	93.91	1,011
First Floor Offices	93.91	1,011
Total	**6,222.91**	**66,983**

SITE PLAN

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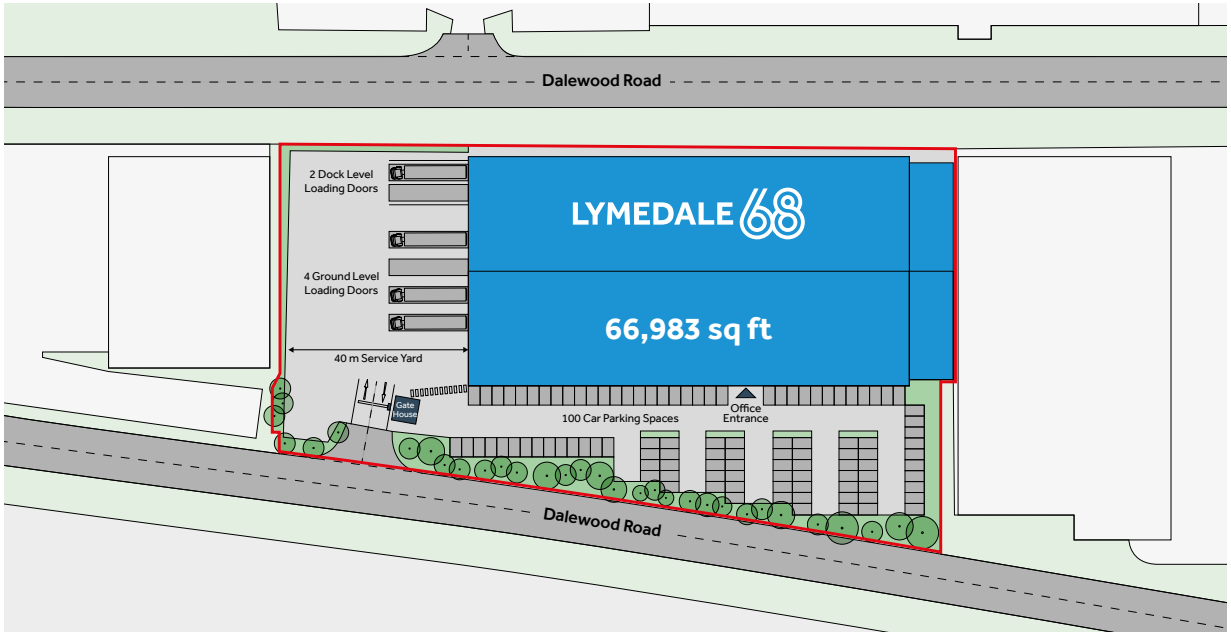

SPECIFICATION

- 10m haunch height
- 4 level access doors
- 2 dock level loading doors (Potential to increase)
- Large secure yard
- Gatehouse with barrier access
- Extensively refurbished
- 100 car parking spaces
- Warehouse heating and lighting

EXTENSIVELY REFURBISHED

LOCATION

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The property is accessed off Dalewood Road, providing access to the A34, which is the main arterial route for the town. The site benefits from excellent transport links to both the regional and national motorway network via Junctions 16 and 15 of the M6 motorway and these are 6.2 miles to the north and 5.4 miles to the south respectively. In addition to this, the nearby A50 also provides cross country access to Nottingham, Derby and Junction 24A of the M1 motorway.

A34 2 mins 0.5 miles	Jct 16 **M6** 12 mins 6.2 miles
A50 13 mins 6.4 miles	**M1** 52 mins 45.7 miles
Derby 50 mins 40.5 miles	**Birmingham** 55 mins 46.6 miles
Liverpool 55 mins 51.2 miles	**Manchester** 1 hour 5 mins 37.5 miles

Sat Nav: ST5 9QH

PLANNING

We have assumed the property has the benefit of an existing use consent for B2 & B8 (general industrial and distribution) purposes of the Use Classes Order.

EPC

Energy Rating: B (45).

RENT

Available upon request.

CONTACT

For further information of to request a viewing please contact the sole agents.

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