

To Let

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

WAREHOUSE / INDUSTRIAL UNIT

**Unit 9, Moorfields Industrial Estate,
Newcastle Road, Cotes Heath ST21 6QY**



 **c 1,208** sq ft
(112.32 sq m)

Modern unit available on flexible and competitive terms

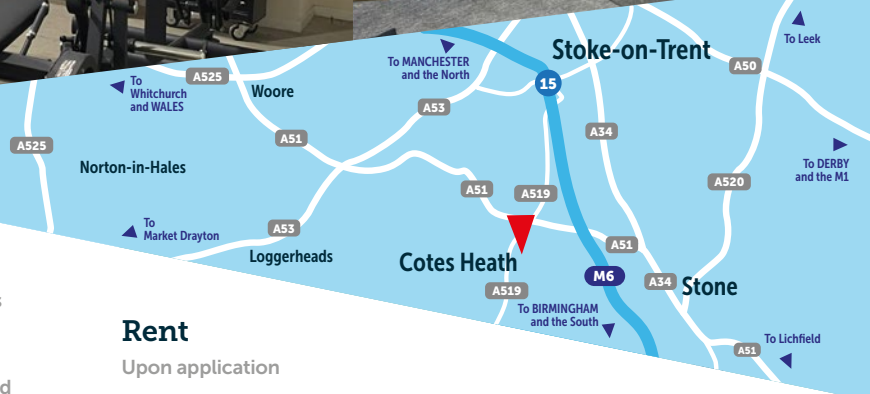
- Great location close to J15 M6 (direct access via Newcastle Road A519)
- Excellent site security (CCTV/gated access)
- 3 phase electricity
- Roller shutter door loading

0161 885 3232
youngandco.org.uk

Dean Young
07825 170 475
dean@youngandco.org.uk

WAREHOUSE / INDUSTRIAL UNIT

Unit 9, Moorfields Industrial Estate, Newcastle Road, Cotes Heath ST21 6QY



Description

The estate extends to 16 acres with a range of multi-let units and compounds. There are several opportunities available which can be discussed.

Unit 9 has a gross internal area of 112.32sq m (1,208 sq ft) and benefits from:

- A roller shutter.
- Open plan warehouse.
- Clear working height between 5m-7.5m.
- Well fitted kitchen and toilet.
- 3-phase electric supply.
- A secure site.
- Site CCTV.
- Excellent road links.

Location

Moorfields Industrial Estate is located between Stoke-on-Trent, Stone and Stafford offering excellent road links to the M6 J15 and surrounding routes.

The distance to the A500 is 4.8 miles, A50 is 7.0 miles, M6 J15 is 4.8 miles and M6 J14 is 11 miles

Accommodation

The property has been measured in accordance with RICS guidelines and is formed as follows:

	sq ft	sq m
Warehouse	1,048	97.42
Offices/Kitchen/Toilets	160	14.9
Total	1,208	112.32

Rent

Upon application

Terms

Available on a new full repairing and insuring Lease for a term to be agreed. The lease will provide for an estate charge for upkeep, maintenance and general repair of the estate.

VAT

All terms quoted are exclusive of, but will be liable to, VAT

Legal Costs

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

Services

The site has electrical and water supplies. Electric is recharged by the Landlord from sub-meters on a monthly basis. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

Rates

The property has a rateable value of £5,900. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council 01785 619282).

EPC

D-87

Viewing

Viewing is strictly by prior appointment with the sole agents Young and Co (contact Dean Young).



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Mar 25

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