

RECENTLY  
REFURBISHED



Industrial Unit

To Let/May Sell



# Rosevale 1

114,520 SQ FT

 Newcastle-Under-Lyme · ST5 7EF

# Industrial/ Warehouse Unit

To Let/May Sell

## Specification

- 8m clear height
- 6 level access doors
- Sprinkler system
- 2 storey office accommodation
- WCs, kitchen and canteen facilities
- Approximately 128 car parking spaces
- 2 service yards
- Existing 200 KVA power supply
- Recently refurbished





# Rosevale 1

## Accommodation

We have measured the property in accordance with the code of measuring practice (6th Edition), calculate the following net internal areas:

DESCRIPTION	SQ FT	SQ M
Warehouse	90,691	8,425.40
Ground Floor Office	11,924	1,107.77
1st Floor Office	11,905	1,106
<b>Total</b>	<b>114,520</b>	<b>10,639.17</b>

## Planning

We understand that the premises have planning consent for class B1, B2 and B8 of the Town and Country Planning (Use Classes) order 1987. Interested parties are advised to make their own enquiries to the local planning authority.

## Services

We understand that all mains services are connected to the property. Interested parties are advised to make their own investigations.

## Terms

Upon Application.

## EPC

An EPC will be made available to interested parties.

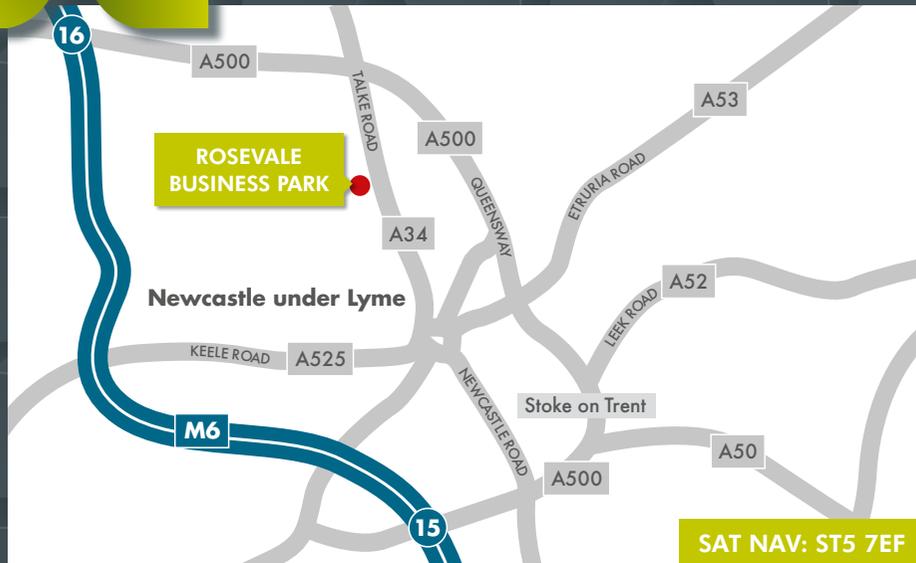
## VAT

VAT will be charged at the prevailing rate unless stated otherwise.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

# Rosevale 1



## Location

The property is situated at the southerly end of Rosevale Road off Parkhouse Road West, which connects to the A34 approximately 1 mile away.

The A34 dual carriageway links to the A500 and in turn gives access to junction 16 of the M6, 4.5 miles to the north and junction 15 of the M6 9.5 miles to the south.

- Unit 1 Rosevale  
Rosevale Business Park  
Newcastle-Under-Lyme ST5 7EF



## Viewing

Strictly by appointment only through the joint sole agents:



**Sam Sutton**  
0116 216 5144  
ssutton@phillipsutton.co.uk

**Brodie Faint**  
0116 216 5144  
bfaint@phillipsutton.co.uk



**Charlie Spicer**  
0121 634 8407  
caspicer@savills.com

**Katie Aitchson**  
0121 634 8406  
kaitchison@savills.com

Phillips Sutton Associates and Savills for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Phillips Sutton Associates and Savills or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Phillips Sutton Associates and Savills cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Phillips Sutton Associates or Savills has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice; v) Phillips Sutton Associates and Savills will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2016.