

# Property



## TO LET

**11 Croft Road**  
Newcastle-under-Lyme  
Staffordshire  
ST5 0TW

These units form part of an industrial development which is conveniently situated for Newcastle town centre and the Potteries, as well as outlying districts via the A34 and A500 trunk roads and the M6 motorway. The accommodation has proven popular both with small scale operations and for individuals wishing to set up in business.

<b>ACCOMMODATION:</b>	The unit comprises of: gross internal area 59.32 sq.m (640 sq.ft)
<b>RENT:</b>	Asking rent £6,100 per annum exclusive, payable quarterly in advance.
<b>TERMS:</b>	Length of lease flexible. Full repairing terms. Vacant possession is available upon completion of the legal documentation.
<b>SERVICES:</b>	Mains electricity, water and drainage are available. N.B. Electrical installations have not been tested.
<b>LEGAL COSTS:</b>	The tenant will be responsible for paying the Council's property legal costs in preparing the lease.
<b>RATING ASSESSMENT:</b>	Rateable value - RV £5100 (from April 2026) Rates Payable 2026/27 - £2203.20
<b>VIEWING AND FURTHER DETAILS:</b>	Contact Jo Baldwin/Alison Lea of the Property Section. Telephone: 01782 742373/742375 Email: <a href="mailto:joanne.baldwin@newcastle-staffs.gov.uk">joanne.baldwin@newcastle-staffs.gov.uk</a> – <a href="mailto:alison.lea@newcastle-staffs.gov.uk">alison.lea@newcastle-staffs.gov.uk</a>
<b>NOTE:</b>	Please check availability prior to making a formal offer.

These particulars are to enable prospective purchasers or tenants to decide whether to make further enquiries with a view to negotiating. They are not intended to be relied upon in any other way and accordingly neither their accuracy nor the continued availability of the property is guaranteed. They are provided on the express understanding that neither the Executive Director, Regeneration and Development nor the Borough Council are to be under any liability in respect of their contents.

In the event of any officer of the Council supplying any further information or expressing any opinion, whether oral or in writing, such information or expression is to be treated as having been given on the same basis as these particulars.

