

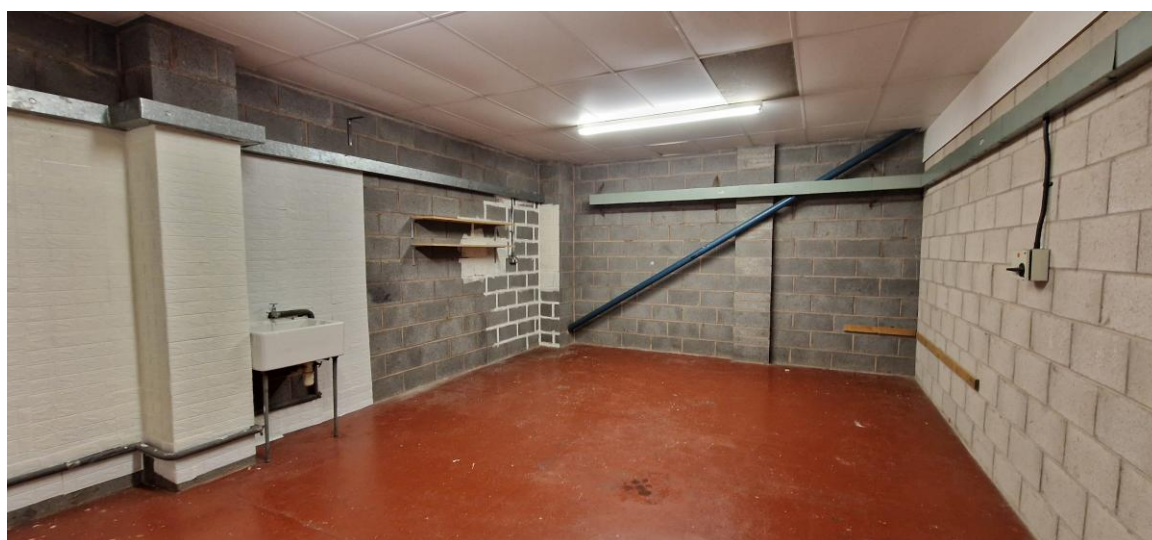
Business Centre Workshop to Let

40/41 Winpenny Road
Parkhouse Industrial Estate (East)
Newcastle-under-Lyme
Staffordshire
ST5 7RH

An excellent start-up workshop unit, benefiting from excellent communication links via the A34 and A500 trunk roads and the M6 motorway, this unit is situated on the Parkhouse Industrial Estate which is approximately 3 miles north of Newcastle town centre and forms a premier industrial location in North Staffordshire.

ACCOMMODATION:	Unit Size 24.99Sq m (369 Sq. Ft) workshop Communal area with washroom and WC.
RENT:	£2952.00 per annum, payable each calendar month. Discount may be available (subject to start-up conditions).
SERVICE CHARGE:	£1416.96 per annum, includes refuse collection, hot water, toilets, fire extinguishers, electricity and cleaning in the common areas
TERMS:	The workshops are let on flexible terms to enable businesses to become established without having the commitment of a formal lease. Occupants are issued with a 12-month Licence Agreement, which includes an option to terminate by serving one month's notice.
SERVICES:	Mains electricity, water and drainage are available.
RATING ASSESSMENT:	Rateable value £3,000.00 Rates payable TBC (2026/2027)
VIEWING AND FURTHER DETAILS:	Contact Jo Baldwin or Alison Lea of the Property Section. Telephone: 01782 742373 or 01782 742375 joanne.baldwin@newcastle-staffs.gov.uk or Alison.lea@newcastle-staffs.gov.uk
NOTE:	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 – Commercial Development & Economic Growth for the Borough Council are to be under any liability in respect of their contents.



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