

AXIS

HIGH CARR BUSINESS PARK

Unit 4
For Sale/To Let
18,960 sq ft / 1,761.38 sq m



Warehouse/industrial • Fully fitted offices
Secure enclosed yard • Close to J16 M6 • Readily sub-divisible

NEWCASTLE - UNDER - LYME

langtree 

Unit 4

For Sale/To Let

18,960 sq ft / 1,761.38 sq m

Location

High Carr Business Park has established itself as one of North Staffordshire/South Cheshire's premier business locations with its prominent position fronting Talke Road (A34), providing access onto the A500, and onto Junction 16 of the M6 within 2 miles.

Description

Unit 4 - the last remaining unit at Axis is a steel portal framed, detached and self contained unit, incorporating offices at first floor, with extendibility to ground floor. The unit also benefits from double loading doors and has been designed to enable sub-division into two units, with separate utilities, loading doors and glazed main entrances.

The key features of AXIS are:

- 7 metres minimum clear internal height
- electrically operated 5 x 4 m loading doors
- fully fitted offices with WCs, shower and kitchen
- self-contained enclosed yard and parking

Planning

Unit 4 is suitable for a number of commercial uses including light/general industrial and distribution uses. It has detailed planning permission for B1, B2 and B8 uses.

Legal costs

Each party to pay their own legal costs.

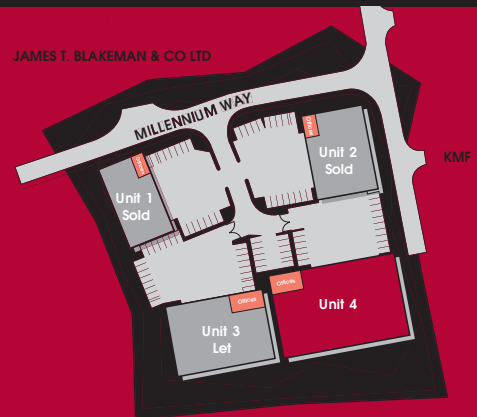
VAT

Prices and rentals quoted are exclusive of VAT.

Viewing

For further information contact the joint letting agents.

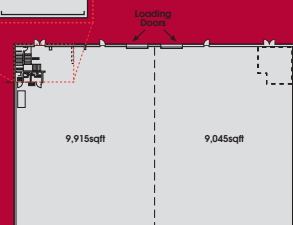
JAMES T. BLAKEMAN & CO LTD



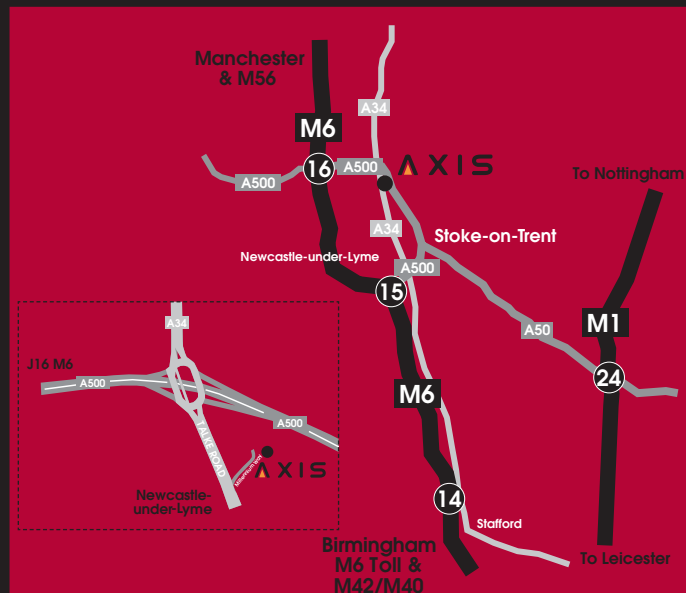
First Floor Offices



Unit 4



Ground Floor Plan



www.langtreegroupplc.co.uk/axis

For enquiries contact:

Daniel & Hulme

01782 213344

4 BAGNALL STREET, HANLEY, STOKE-ON-TRENT ST1 3AD

COLLIERS CRE

0121 265 7500

langtree

01744 832300

www.langtreegroupplc.co.uk

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that:
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property, August 2008.

Designed by Future 01925 638 581 www.futuredc.co.uk

Advantage
West Midlands

