

DC53

**LYMEDALE PARK, DALEWOOD ROAD
NEWCASTLE-UNDER-LYME**

ST5 9QH



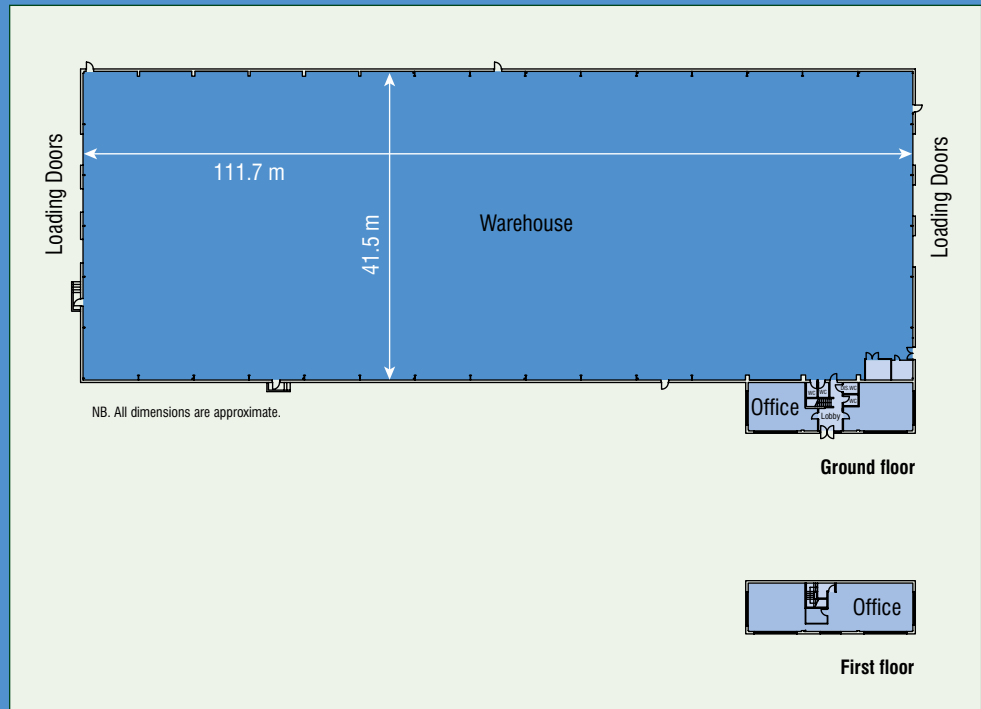
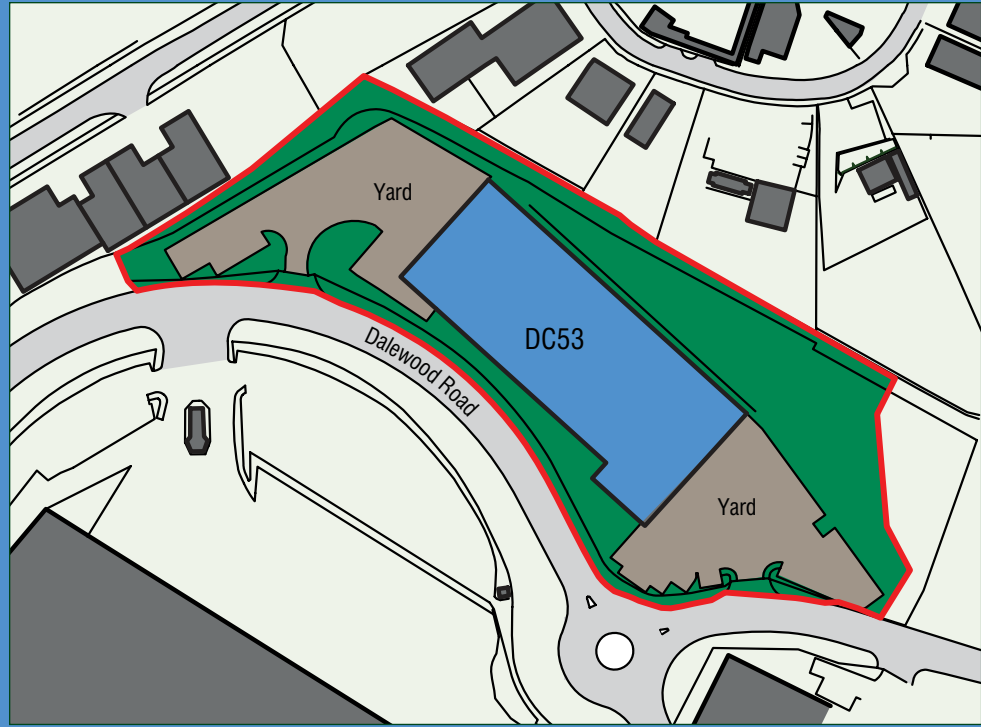
53,000 sq ft / 4,924 sq m

TO LET

Modern Distribution / Warehouse Facility

4.59 acres / 1.85 hectares.

www.lymedalepark.com



DESCRIPTION

- Modern High Bay Distribution Building
- 2 Large Secure Fenced Yard Areas
- 67 Car Spaces
- Commercial Vehicle Parking Area
- Cross loading facilities

WAREHOUSE

- Steel Portal Frame
- 10 Metre Eaves
- High Bay Sodium lights
- Gas Fired Heaters
- 2 Dock Level Loading Doors
- 3 Surface Level Loading Doors
- 1 Euro Level Loading Door

OFFICES

- Central Heating
- Double Glazing
- Perimeter Trunking
- Male / Female WC's

AREAS (GROSS INTERNAL)

Description	sq ft	sqm
Warehouse	49,900	4,636
Ground Floor Office	1,550	144
First Floor Office	1,550	144
Total	53,000	4,924





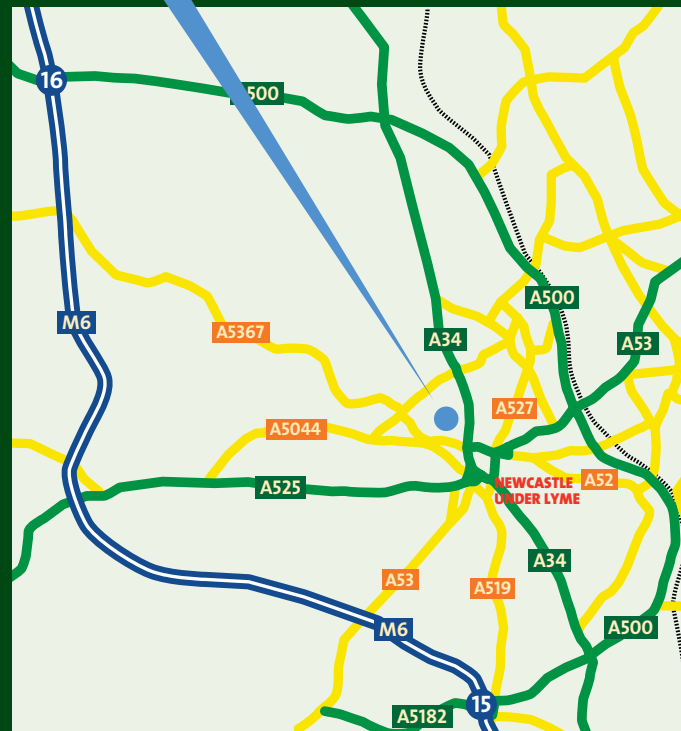
LOCATION

- On the successful Lymedale Business Park
- Good access to Junctions 15 & 16 of the M6 Motorway
- Close to A34 & A500 Trunk Roads
- 42 miles south of Manchester
- 48 miles north of Birmingham

Postcode: ST5 9QH



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TERMS

The Property is available on a Galileo Plain English Lease. This means reduced legal costs and quick occupation. Any lease term from 6 months will be considered at a very competitive rental.

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