

# To Let

## High Carr Business Park

Century Road, Newcastle-under-Lyme  
Staffordshire ST5 7UG

Workspace units 3,437 to 16,525 sq ft



# High Carr Business Park

## The Site

- The business park has 10 workspace units ranging in size from 3,437 to 16,525 sq ft.
- Minimum internal eaves height of 4.5m.
- Open plan office accommodation.
- Units benefit from natural daylight.
- Low energy sodium electric lighting.
- Gas fired warm air heaters in production area.
- Insulated up and over loading doors.

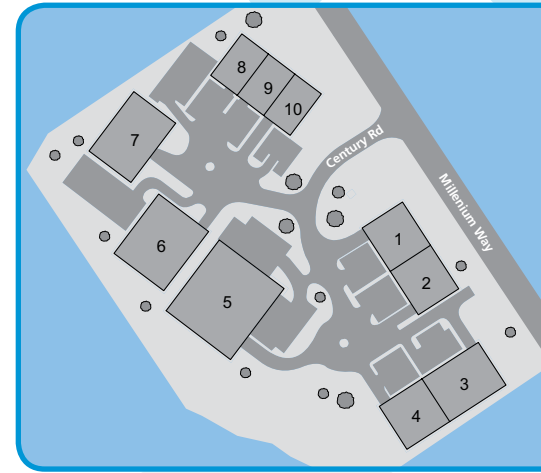
- Separate personnel doors.
- Allocated parking spaces provided to each unit.

## The Details

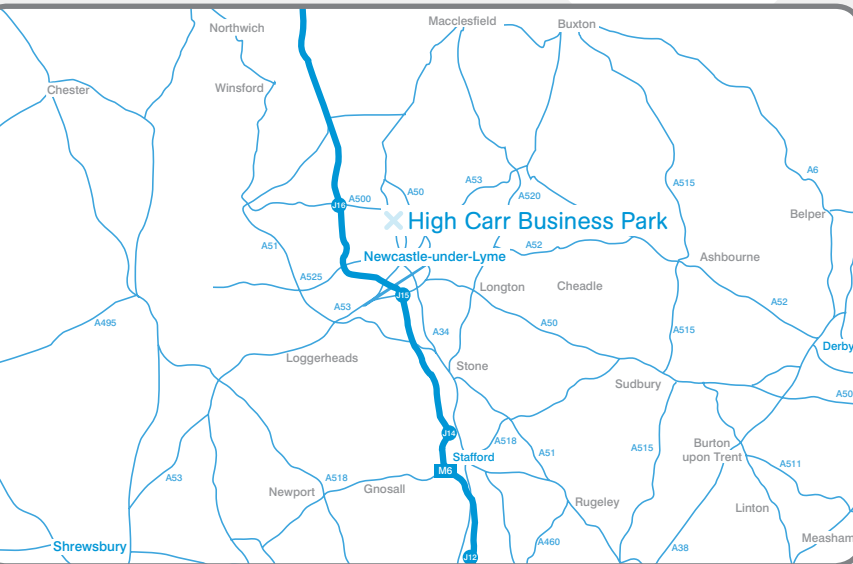
- Three phase electricity.
- Mains gas.
- Planning consent for B1, B2 & B8.
- Full repairing and insuring leases.

## The Location

The development is located off the southbound carriageway of the A34 Talke Road, approximately 4 miles from Junction 16 of the M6.



Unit	Size (sq ft)	Unit	Size (sq ft)
1	5,050	6	10,784
2	5,043	7	9,018
3	6,944	8	3,492
4	5,366	9	3,466
5	16,525	10	3,437
		<b>69,125</b>	



[www.pxpwestmidlands.co.uk/highcarrbusinesspark](http://www.pxpwestmidlands.co.uk/highcarrbusinesspark)

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. October 2010. Designed by Future 01925 638 581 [www.futuredc.co.uk](http://www.futuredc.co.uk)

Brought to you by:



0845 054 0466  
[www.pxpwestmidlands.co.uk](http://www.pxpwestmidlands.co.uk)

In association with:



Agents details:

