


# To Let

**Young  
&co**  
PROPERTY  
CONSULTANTS  
LIMITED

WAREHOUSE / INDUSTRIAL UNITS

**Units 16-18, Moorfields Industrial Estate,  
Newcastle Road, Cotes Heath ST21 6QY**



 **c 4,850** sq ft  
(451 sq m)

**Modern units available on flexible and competitive terms**

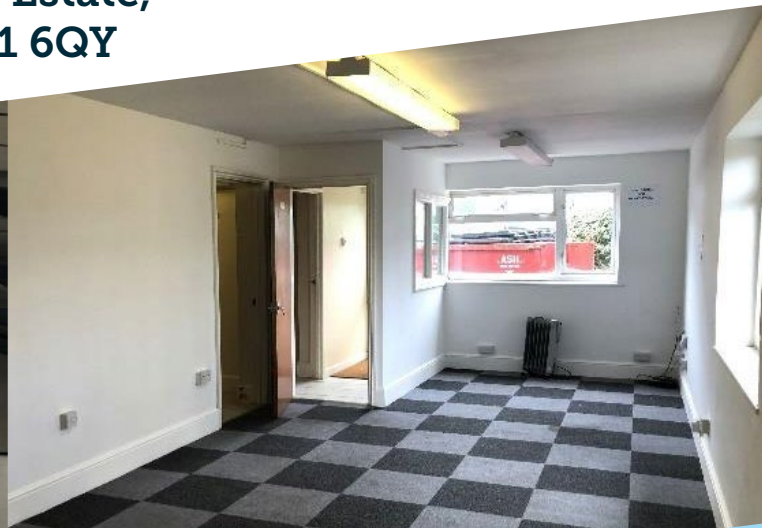
- Great location close to J15 M6 (direct access via Newcastle Road A519)
- Excellent site security (CCTV/gated access)
- 3 phase electricity
- Roller Shutter Door loading

**0161 885 3232**  
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## WAREHOUSE / INDUSTRIAL UNITS

# Units 16-18, Moorfields Industrial Estate, Newcastle Road, Cotes Heath ST21 6QY



### Description

The estate extends to 16 acres with a range of multi-let units and compounds. There are several opportunities available which can be discussed.

Units 16-18 have a gross internal area of 450.58 sq m (4,850 sq ft) and benefitting from:

- Three roller shutters (1 x electric & 2 x manual)
- Open plan warehouse
- Single storey extension of 352 sq ft offices.
- Kitchen, toilet and shower facilities.
- 3-phase electric supply.
- A secure site.
- Site CCTV.
- Excellent road links.

[Click here for a 360° tour.](#)

### Location

Moorfields Industrial Estate is located between Stoke-on-Trent, Stone and Stafford offering excellent road links to the M6 J15 and surrounding routes.

The distance to the A500 is 4.8 miles, A50 is 7.0 miles, M6 J15 is 4.8 miles and M6 J14 is 11 miles

### Accommodation

The property has been measured in accordance with RICS guidelines and is formed as follows:

	sq ft	sq m
Warehouse	4,498	418
Office	352	33
Total	4,850	451

### Rent

Upon application

### Terms

Available on a new full repairing and insuring Lease for a term to be agreed. The lease will provide for an estate charge for upkeep, maintenance and general repair of the estate.

### VAT

All terms quoted are exclusive of, but will be liable to, VAT

### Legal Costs

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

### Services

The site has electrical and water supplies. Electric is recharged by the Landlord from sub-meters on a monthly basis. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

### Rates

The premises have a rateable value in the 2023 VOA Listing of £22,750. We would recommend that further enquiries are directed to the Local Rating Authority (Stafford Borough Council 01785 619282).

### EPC

D-79

### Viewing

Viewing is strictly by prior appointment with the sole agents Young and Co (contact Dean Young).



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