

LYMEDALE 332

ergo.
Logistics

PIT HEAD CLOSE, LYMEDALE BUSINESS PARK,
NEWCASTLE-UNDER-LYME ST5 9QG

WWW.ERGOLYMEDALE.CO.UK



READY FOR IMMEDIATE OCCUPATION

TO LET / MAY SELL

NEWLY DEVELOPED LOGISTICS UNIT
OF 332,479 SQ FT (30,888 SQ M)

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Overview

Lymedale 332 comprises a brand new speculatively built warehouse available from Spring 2023. The unit will be of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

Features

BREEAM[®] VERY GOOD



EPC A



57 TRAILER SPACES +
5 TRACTOR UNIT SPACES



GRADE A TWO
STOREY OFFICES



SECURE YARD
OF 88M



18M TO HAUNCH

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Building Specification

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Ground Floor Warehouse

312,287 SQ FT / 29,012.4 SQ M

2 Storey Office

15,744 SQ FT / 1,462.7 SQ M

2 Storey DC Office

4,238 SQ FT / 393.7 SQ M

Gatehouse

210 SQ FT / 19.5 SQ M

Total GIA

332,479 SQ FT / 30,888.3 SQ M

Specification

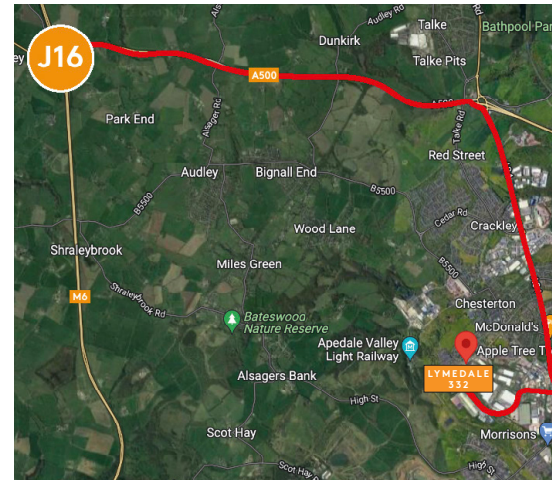
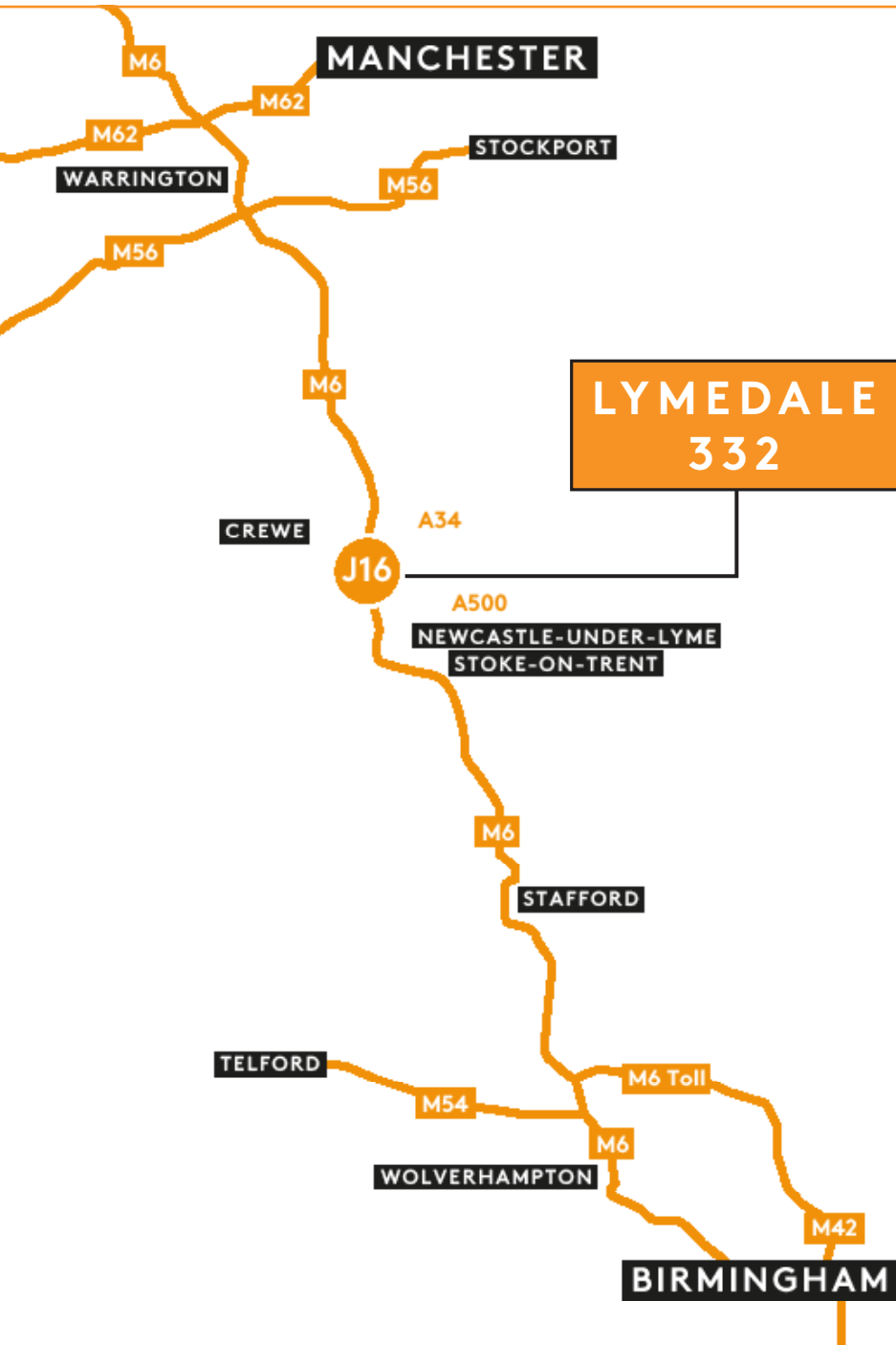
- 1.5 MVA power supply
- 18m haunch height
- 32 dock loading doors
- 4 level loading doors
- 50kn/sq m floor loading
- 88m deep yard
- 57 trailer spaces + 4 tractor unit spaces
- 282 car parking spaces
- 46 EV parking spaces
- 40 cycle parking spaces
- Grade A offices
- 2 storey warehouse hub offices

All areas are based on a gross internal area, subject to measurement on completion.



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332**

Location

Lymedale 332 is situated on Lymedale Business Park, a very well established location and home to major occupiers including New Look, Smyth's Toys, TK Maxx and Asda, to name but a few.

Drive times

Lymedale 332 is located within 7 miles of Junction 16, M6 motorway via the A34 (Talke Road) and A500.

LOCATION	MILES	MINS
J16 M6	7	15
Newcastle-under-Lyme	3	10
Manchester	42	60
Birmingham	47	60

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Planning

Use Class E (g)(iii), B2 and/or B8.

EPC

EPC A certification available.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

VAT

All figures are subject to VAT where applicable.

Services

All mains services of electricity, gas and water are connected to the building.

Contact



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