

# For Sale

Upon instructions from the Joint Administrators

**LANDWOOD  
GROUP**



**Former AMD, Spencroft Road, Holditch Industrial Estate, Chesterton, Staffordshire, ST5 9JB**

## Vacant Industrial Premises

- Located in Chesterton, a small village situated on the border of Newcastle under Lyme on Holditch Industrial Estate
- Detached single storey industrial unit with two storey office building
- 7.3m eaves
- Total Area of 14,269 sqft
- 6 parking spaces to the front of the property
- Adjacent to A34 with access to J15 and J16 of the M6 motorway

**Landwood Group,**  
Lancaster Buildings, 77 Deansgate,  
Manchester M3 2BW

T: 0161 967 0122

W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACTS

**Alex Howarth**  
0161 967 0122  
[Alex.howarth@landwoodgroup.com](mailto:Alex.howarth@landwoodgroup.com)

**James Ashworth**  
0161 967 0122  
[James.ashworth@landwoodgroup.com](mailto:James.ashworth@landwoodgroup.com)

Date of Particulars: February 2024



## Location

The property is located on Spencroft Road in Chesterton, 2 miles from Newcastle-under-Lyme. Spencroft Road is on Holditch Industrial Estate which comprises a number of commercial properties, similar to the subject. Occupiers include Dupre Minerals, TJX Europe ARRC and PCT Engineering.

The property is well located for transport, with the area being adjacent to the A34 which has a direct link to the A500, which provide access to the J15 and J16 of the M6 motorway. Longport Train Station is 2 miles from the subject and is on the West Midlands Train Line, providing connections to Stafford and Crewe.

There are amenities in the immediate vicinity, including Subway, Starbucks and McDonalds within a ten-minute walk.

## Description

The property comprises a detached single storey industrial unit with a two-storey office building to the front. The property has been previously used for engineering purposes.

There is parking to the front for six cars and off the car park are the offices and reception area. The offices comprise a brick build and a flat roof. To the right-hand side of the offices is a roller shutter into the main industrial bay with a maximum eaves height of 7.3m and a number of gantry cranes.

The original industrial property is brick built in construction and the more modern front high bay section has profile metal clad elevations. Internally the ground floor is solid, and the workshop space has a number of stanchions throughout meaning it is not open plan.

Externally there is a separate access to the left-hand side of the buildings through a roller shutter door and access to the side is via a locked gate which appears shared with the next-door neighbour.

## Accommodation

In accordance with the International Measuring Practice and RICS Code of Measuring Practice, Sixth Edition we have undertaken a full measured survey of the property. We calculate the gross internal area to be as follows:

Description	Sq. m	Sq.ft
Workshops / Industrial	1,075.77	11,579
Ground Floor offices	196.29	2,112
First Floor offices	53.75	578
<b>TOTAL</b>	<b>13,25.81</b>	<b>14,269</b>

## Planning

Planning Reference: 14/00588/FUL - Proposed extension to fabrication shop (raising of roof height). Permitted in September 2014.

Planning Use Class: B1/B8

All parties must make their own enquiries with Newcastle under Lyme Council planning department, and for further details on the planning consent.

## Tenure Information

The property is held by way of a freehold title, under title number SF180869

## Price

Offers in the region of £625,000.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewings

Strictly by appointment.



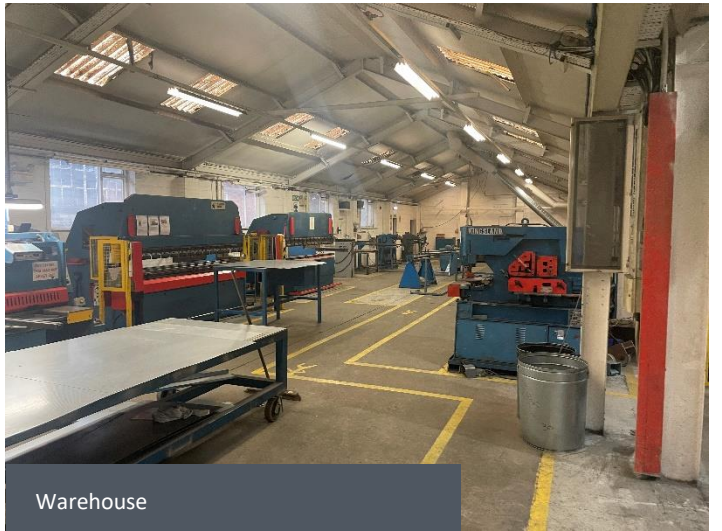
Office



Office



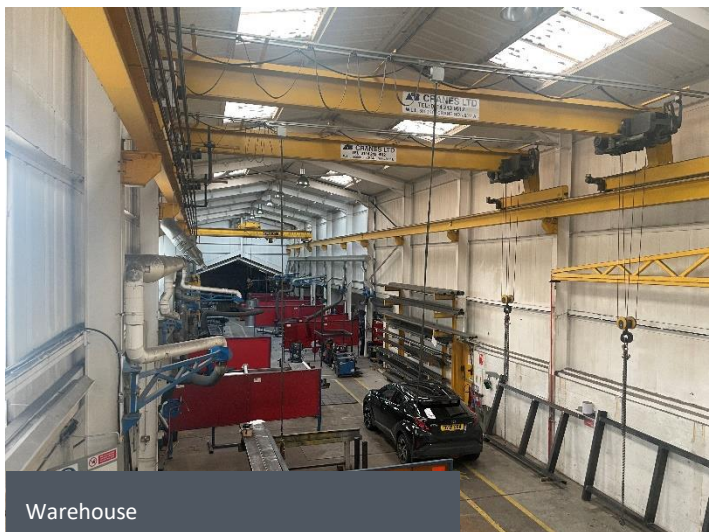
Kitchen



Warehouse



Warehouse



Warehouse