

# LYMEDALE 331

**ergo.**  
Logistics

PIT HEAD CLOSE, LYMEDALE BUSINESS PARK,  
NEWCASTLE-UNDER-LYME ST5 7LB

[WWW.ERGOLYMEDALE.CO.UK](http://WWW.ERGOLYMEDALE.CO.UK)



UNDER CONSTRUCTION - PRACTICAL COMPLETION SPRING 2023

# TO LET

NEWLY DEVELOPED LOGISTICS UNIT  
OF 331,800 SQ FT (30,825 SQ M)

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## Overview

Lymedale 331 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

### LYMEDALE 331

**Ground Floor Warehouse**  
312,000 SQ FT / 28,986 SQ M

**2 Storey Office**  
15,600 SQ FT / 1,449 SQ M

**2 Storey DC Office**  
4,000 SQ FT / 372 SQ M

**Gatehouse**  
200 SQ FT / 18.6 SQ M

**Total GIA**  
**331,800 SQ FT / 30,825 SQ M**

#### Specification

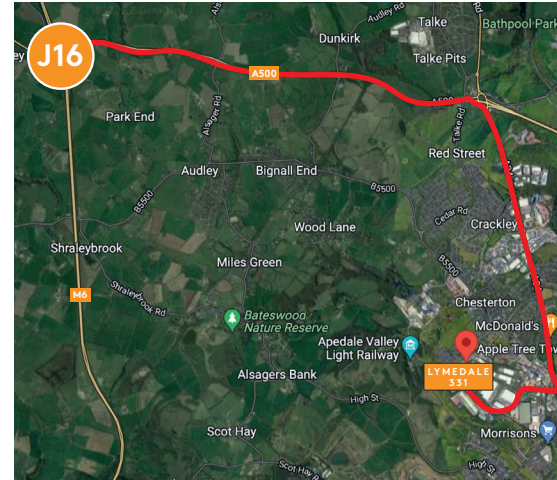
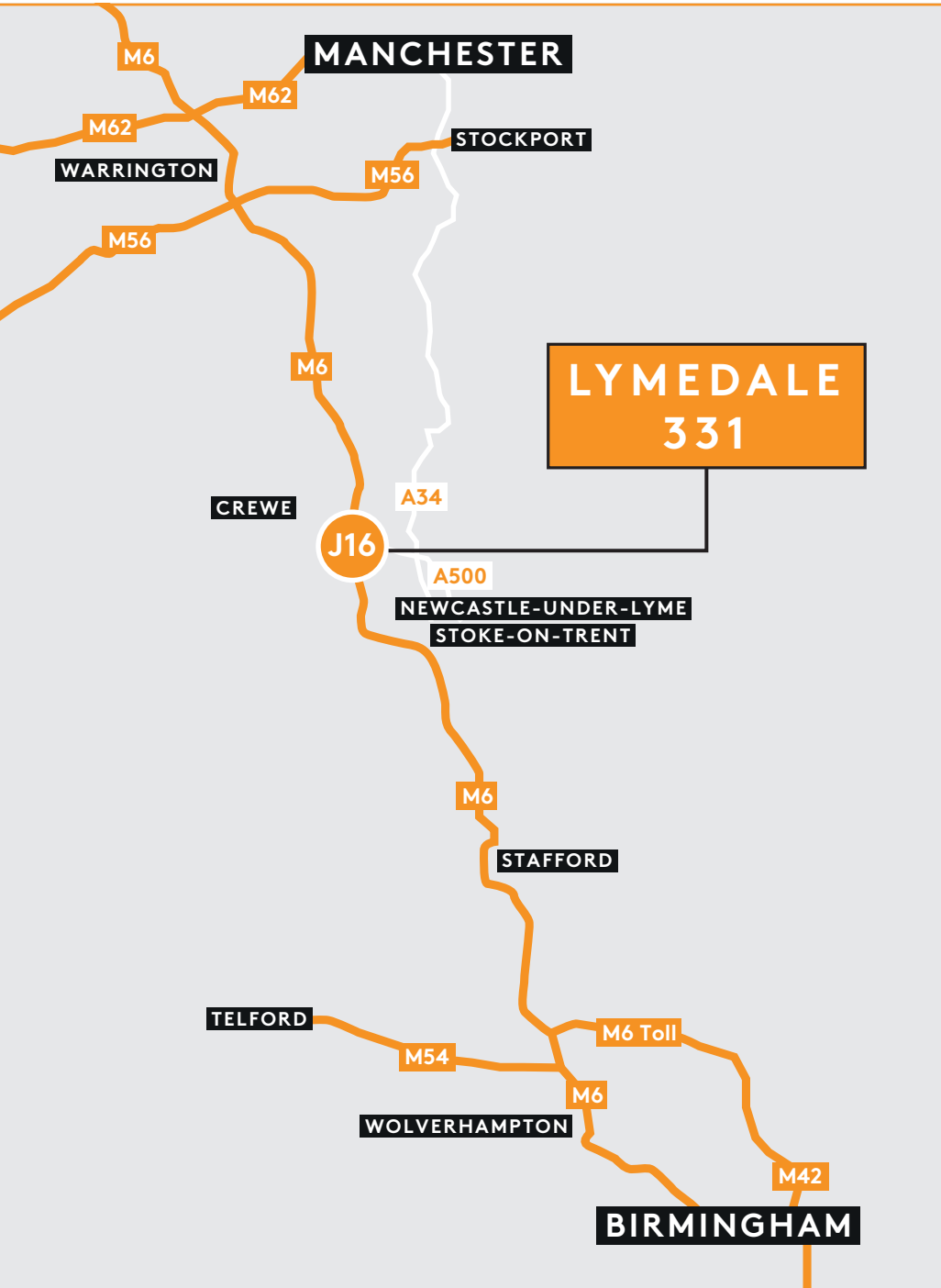
- 1.5 MVA power supply
- 18m haunch height
- 32 dock loading doors
- 4 level loading doors
- 50kn/sq m floor loading
- 88m deep yard
- 57 trailer spaces + 4 tractor unit spaces
- 282 car parking spaces
- 46 EV parking spaces
- 40 cycle parking spaces
- Grade A offices
- 2 storey warehouse hub offices

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



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**LYMEDALE 331**

## Location

Lymedale 331 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 331 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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WWW.ERGOLYMEDALE.CO.UK

## Planning

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

## EPC

An EPC Certificate will be provided on completion.

## 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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A development by: **ergo.**  
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