



Carrylift Group Premises, Spencroft Road, Holditch industrial Estate  
Newcastle under Lyme, ST5 9JB  
For Sale: £385,000

Industrial Unit  
Gross Internal Area 321.39 sq. m (3,459 sq. ft.)

Carrylift Group Premises, Spencroft Road  
Holditch Industrial Estate  
Newcastle under Lyme  
ST5 9JB

**Location**

Holditch Industrial Estate is located approximately 1 mile to the north of Newcastle under Lyme, adjacent to the A34 which connects with the A500 and which in turn connects with the A50 and Junctions 15 & 16 of the M6 Motorway.

**Description**

The property comprises a late 20<sup>th</sup> century detached industrial building with integral office accommodation, onsite parking and service yard.

**Building**

- Portal steel frame construction
- 23.50m depth x 12.00m width
- 5.60m eaves
- Cavity brick & insulated sheet clad elevations
- Insulated sheet clad roof with 10% roof lights
- 2x level access loading doors with roller shutters
- Fluorescent tube lighting
- Gas fired warm air heating

**Office accommodation**

- 2x offices & toilet to ground floor
- 2x offices, kitchenette & toilet to first floor
- UPVC double glazed windows
- Fluorescent tube lighting
- Gas central heating

**Site**

- Site Area: 0.103 hectares (0.256 acres)
- Site Coverage: 27%
- Parking to frontage
- Side access
- Service yard to rear

**Accommodation**

Description	sq. m	sq. ft
Ground Floor Workshop & Offices	282.00	3,035
First floor Offices	39.39	424
Gross Internal Area	321.39	3,459

**Services**

All mains' utilities services and mains drainage are available.

**Energy Performance**

TBC

**Planning**

Uses within Use Class B2, B8 and E are understood to be acceptable. Interested parties are recommended to make their own enquiries to Newcastle-under-Lyme Borough Council.

**Rateable Value**

- Description: Workshop & Premises
- Rateable Value: £23,000
- Effective Date: 1 April 2026
- Local Authority Ref Number: N01060928707003

**Tenure**

Freehold.

**Price**

£385,000

**VAT**

VAT is applicable to all amounts.

**Costs**

Each party is responsible for their own legal costs incurred in this transaction.

**Anti-Money Laundering Regulations**

The Anti Money Laundering regulations require background checks to be undertaken for all parties acquiring property. We will request proof of identification for the acquiring entity and confirmation of the source of funding to fulfil the requirements of the regulations.

**Viewings**

By appointment, contact:

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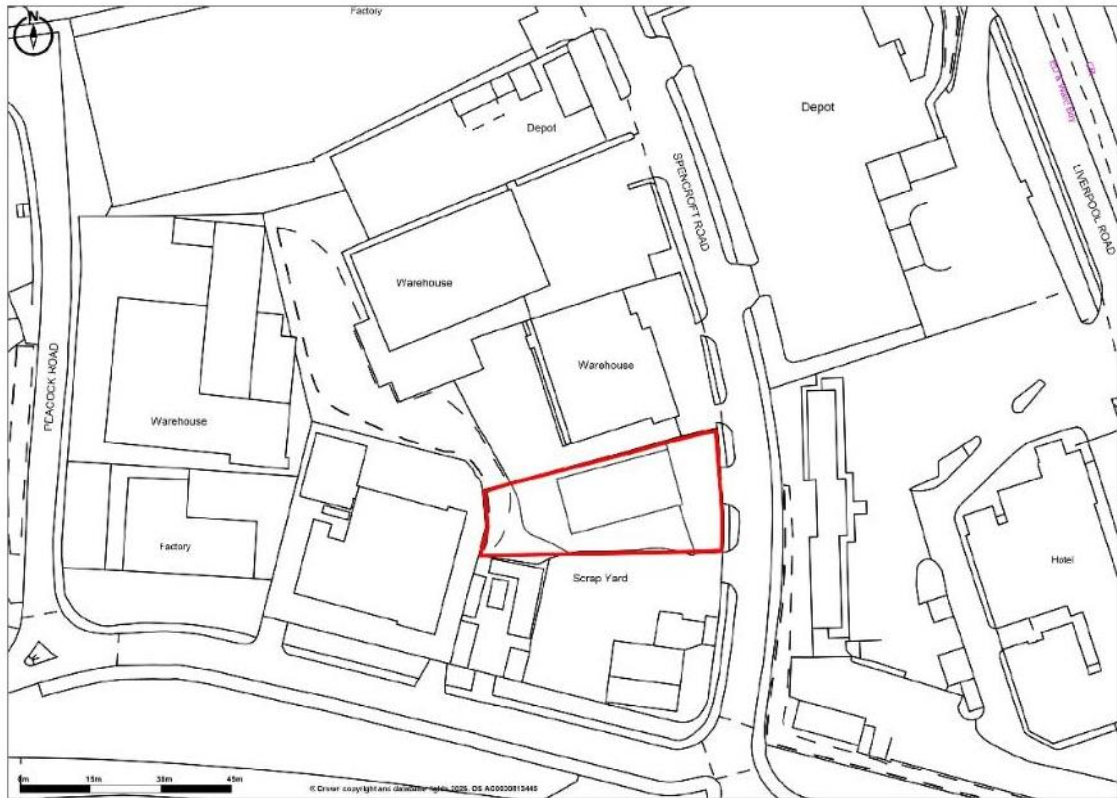
**Subject to Contract**

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