

TO LET

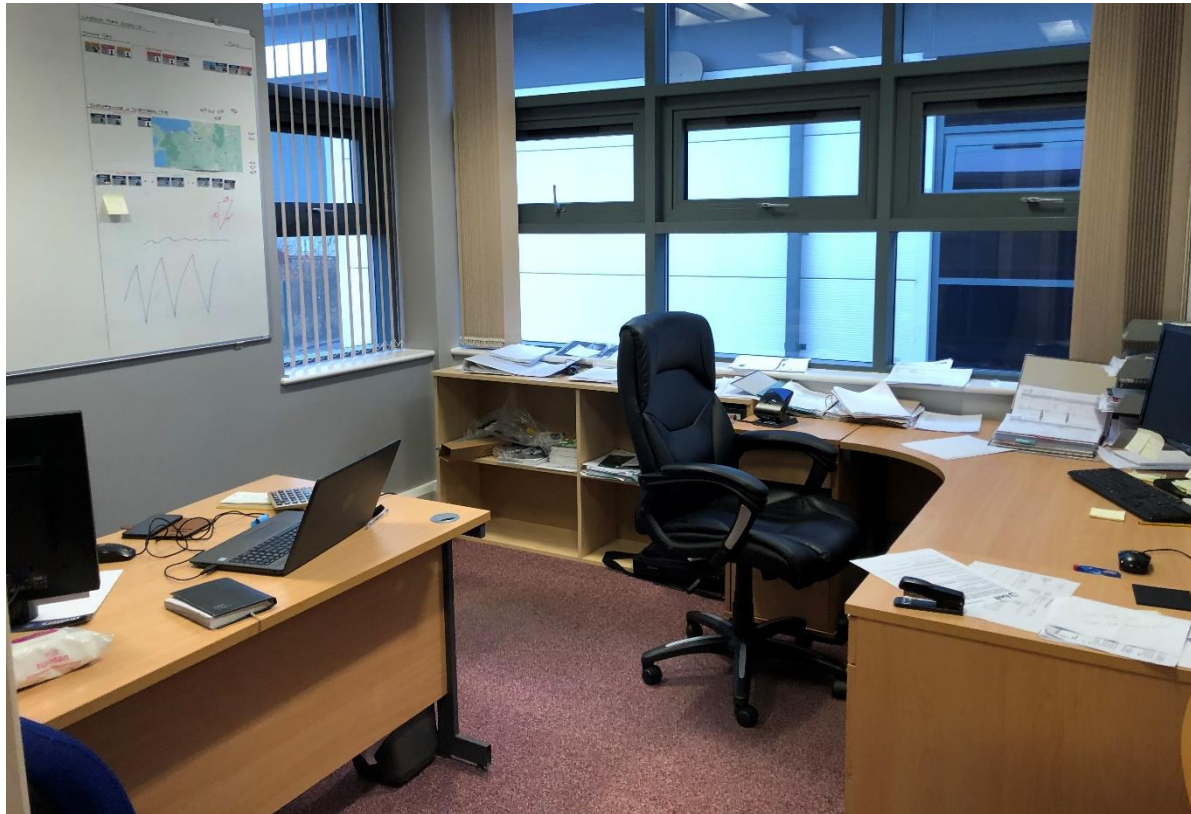
MODERN GROUND AND FIRST FLOOR OFFICES

UNIT 7 EVOLUTION BUSINESS PARK, HOOTERS HALL ROAD, NEWCASTLE-UNDER-LYME, ST5 9QF



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LOCATION

The subject property is situated within Evolution Business Park off Hooters Hall Road in Newcastle-under-Lyme, approximately 4.4 miles to the west of Stoke-on-Trent.

The subject property is situated within close proximity to the A34 dual carriageway which provides access to the A500 and the surrounding national road network. Junction 16 of the M6 Motorway is approximately 5.9 miles distant with the A50 being situated 5.2 miles distant to the south east of the property.

DESCRIPTION

The subject property is a semi-detached office of traditional brick construction with profile cladding beneath a domed insulated steel profile clad roof. The property has aluminium powder coated double glazed windows on the ground and first floor with an aluminium powder coated entrance door to the front elevation.

The property briefly comprises of the following characteristics:

- Air Conditioning (not tested)
- Meeting Room
- Open Plan & Private Offices
- Ground & First Floor WC's
- Kitchenette
- 5 Allocated Car Parking Spaces
- Suspended Ceiling
- Double Door Loading Access
- Intercom Access

Accommodation

	SQ M	SQ FT
Ground Floor	92.93	1,000
First Floor	95.52	1,028
Total	188.45	2,028

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£20,000 plus VAT per annum.

RATING ASSESSMENT

The Rateable Value listed in the 2017 list is £13,750. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle Borough Council).

EPC

The property has an EPC rating of D - 76.



SERVICES

All mains services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

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

VAT

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

CONTACT

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