

**RORY MACK**

**ASSOCIATES**

**TO LET:**

**FROM £94 PCM**

**MIC House, 8 Queen Street**

Newcastle-under-Lyme  
Staffordshire, ST5 1ED



- Well-presented Serviced-Office Premises with onsite car parking
- Individual rooms from 45 sq. ft. to larger suites available
- Versatile layout and retaining many original period features
- Available by way of flexible license agreements
- Close to Newcastle Town Centre

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Rory Mack Associates Ltd.  
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Reg No. 6424169

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## GENERAL DESCRIPTION

A Grade II listed property, known locally as MIC House originally constructed as a substantial residence in the Victorian era, and now offers superbly presented serviced office accommodation. Arranged over three floors and retaining many original features the premises offers a versatile mix of offices and is well served with kitchen and toilet facilities throughout. The property has been modernised throughout and has the added benefit of basement storage, 8 marked car parking spaces and an enclosed yard area to the rear.

## LOCATION

The detached property has extensive frontage to Queen Street (A527) and return frontage to Hanover Street and is approximately 500 yards to the north of the town centre and opposite on-street parking. The property is conveniently located to the road network with the A500 being directly accessed via the A53 approximately 1½ miles away.

## ACCOMMODATION

OFFICE	SIZE (sq. ft.)	£ PCM
Reception:	201	418
Ground Floor Office 1:	348	725
Ground Floor Office 2:	282	588
Ground Floor Office 3:	168	350
Ground Floor Office 4:	128	267
Ground Floor Office 5:	165	343
1st Floor Office 1:	218	454
1st Floor Office 2:	141	293
1st Floor Office 3:	211	340
1st Floor Kitchen:	45	94
1st Floor Office 4:	192	400
1st Floor Office 5:	259	540
1st Floor Kitchen 2:	86	180
2nd Floor Office 1:	194	404
2nd Floor Office 2:	137	286
2nd Floor Office 3:	184	383
2nd Floor Office 4:	269	560

**Car Parking:** There are a number of spaces available to the side of the property, subject to availability and negotiation with the landlord.

**Note:** The rent is inclusive of all of the buildings running costs. Tenants will be required to pay their own telephone charges, contents insurance and Business Rate Liability and responsible for the cleaning of the building. Individual assessments for Business Rates have yet to be determined however, businesses qualifying for Small Business Rate Relief will not pay any rates on Rateable Values below £6,000.

## VAT

The property is not registered for VAT.

## TENURE

The offices are available by way of License Agreement for a term to be agreed and at a cost of £200 plus VAT. Tenants are required to pay a rent deposit equal to two month's rent plus the first month's rent in advance upon completion. Rent thereafter to be paid monthly by standing order.

**C01280/28092017**

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract: (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property: (D) All prices and rentals quoted are exclusive of VAT (if applicable): (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss

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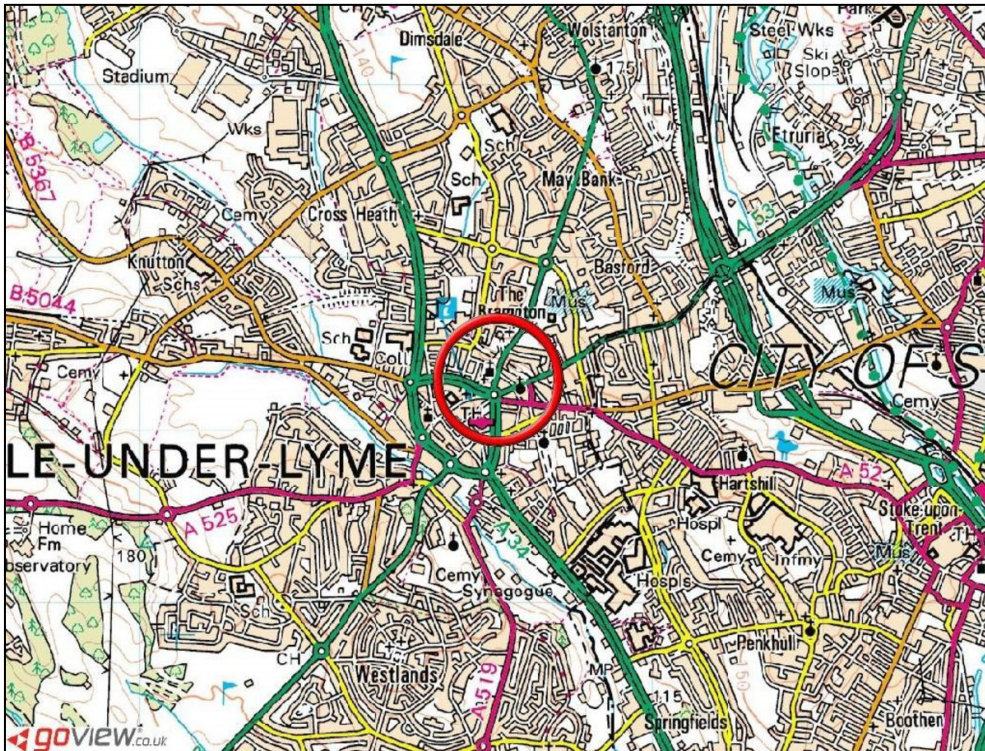
## ORDNANCE MAP



## STREET MAP



## TOWN MAP



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