

RORY MACK

ASSOCIATES

TO LET:

FROM £190 PCM

**Queens Gardens Business Centre,
31 Ironmarket**

**Newcastle-under-Lyme
Staffordshire, ST5 1RP**



- **Individual rooms from 58 sq. ft. to larger multi room suites available**
- **Onsite car parking and manned reception facilities**
- **Available by way of flexible license agreements**
- **Town centre location opposite Queens Gardens**
- **Prestigious serviced offices in period property**

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Rory Mack Associates Ltd.
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GENERAL DESCRIPTION

The property comprises a pair of interconnected and substantial office premises arranged over three floors and occupying a town centre location overlooking Queens Gardens. The property has recently been the subject of a substantial refurbishment programme and now offers superbly presented serviced office accommodation with a manned reception. There is an internal intercom system in the main foyer for when the main reception area is closed for use by the tenants and their clients. There are a range of individual offices and suites available all of which benefit from shared kitchen and welfare facilities and the manned reception. Car parking is also available (by way of separate agreement and subject to availability). The property has extensive frontage to Ironmarket and is immediately opposite the Queens Gardens Park all of the town centre amenities are on the door step.

LOCATION

The property has extensive frontage to Ironmarket and is immediately opposite the Queens Gardens Park all of the town centre amenities are on the door step. Ironmarket is accessed via the Nelson Place roundabout which forms part of the ring road (A52).

ACCOMMODATION

OFFICE	SIZE (sq. ft.)	£ PCM
Ground Floor Office 1:	TBC	LET
1st Floor Office 1:	156	LET
1st Floor Office 2:	98	LET
1st Floor Office 3:	TBC	LET
1st Floor Office 4:	107	210
1st Floor Office 6:	87	LET
1st Floor Office 7:	81	190
1st Floor Office 5a:	58	LET
1st Floor Office 8:	86	LET
2nd Floor Office 1:	187	LET
2nd Floor Office 6:	97	220
2nd Floor Office 8:	140	LET
2nd Floor Office 9/10:	374	LET

Car Parking: There are a limited number of spaces available to the rear, subject to availability and at a cost of £40 pcm per space.

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. 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.

C01280/04092018

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 arising from the use of these particulars



Strictly by appointment through agents:

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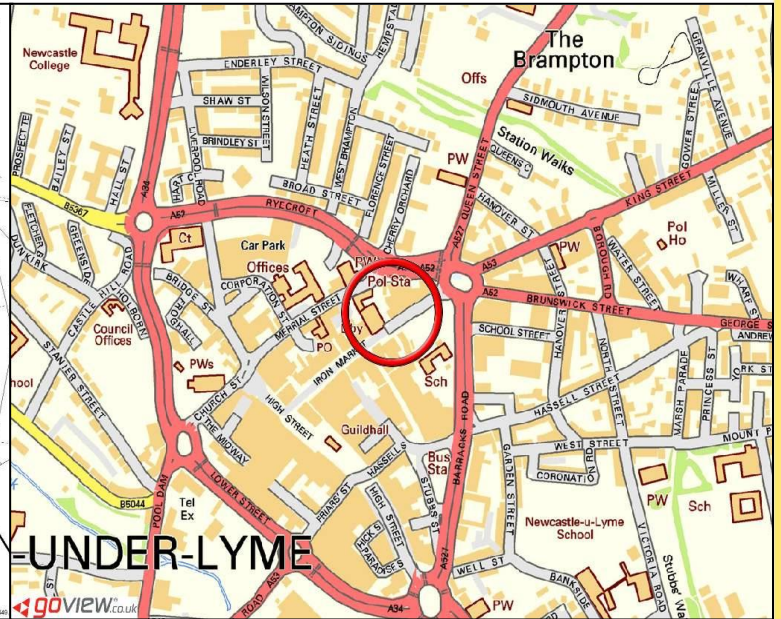
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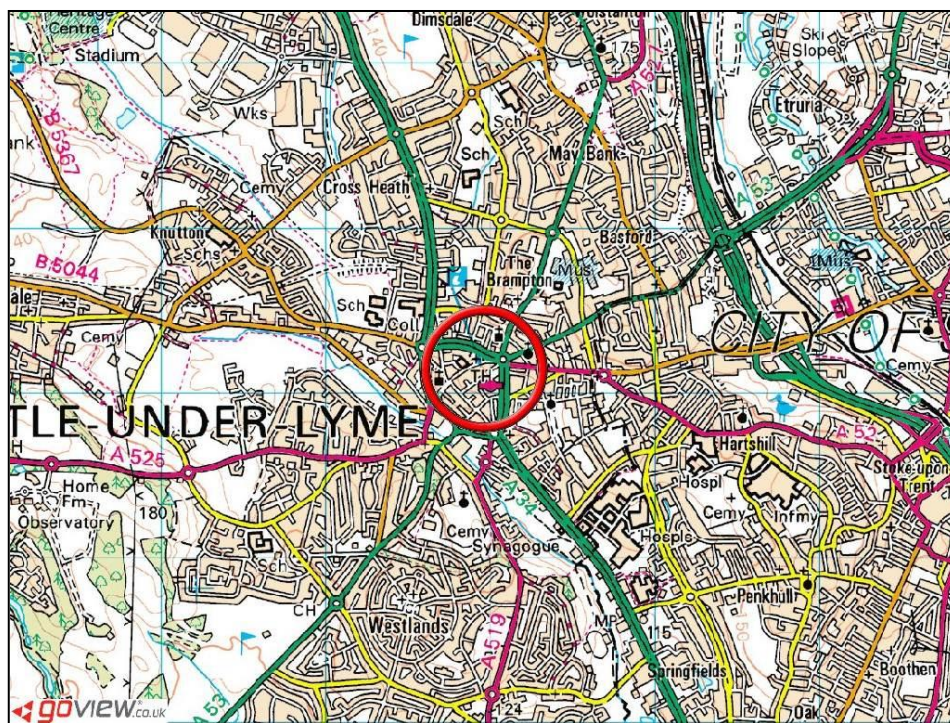
ORDNANCE MAP



STREET MAP



TOWN MAP



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