

TO LET



MODERN OFFICE BUILDING

9,967.00 sq. ft. (925.96 sq. m.)

Approx. NIA

WE PROMOTE
THIS PROPERTY
ONLINE...



**Unit 1 Brymbo Road
Lymedale Business Park
Newcastle under Lyme, ST5 9QD**

- High Specification Office Space
- Air Conditioned Throughout
- Excellent On-Site Car Parking Provision

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01782 202294
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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Richard Mounsey/ Tom Johnson**

Email: richard@mounseysurveyors.co.uk
tom@mounseysurveyors.co.uk



LOCATION

Lymedale Business Park is located on the A34 dual carriageway providing a direct link to the A500 dual carriageway and the M6 Motorway at Junctions 15 & 16. Newcastle-under-Lyme Town Centre is located approximately 1.5 miles from Evolution with Stoke-on-Trent City Centre being approximately 6 miles away.

DESCRIPTION

The property comprises a self-contained office building over three stories and of modern specification. The building has the following key features:-

- Steel framed with brick elevations under a tiled roof
- Double glazed aluminium windows
- Central core accessing allows floors to be split
- Suspended ceilings with acoustic tiles & Cat 2 lighting
- Dedicated car parking equating to 1:183sqft
- 8 person 630kg passenger lift

ACCOMMODATION

| | Area (sq. ft.) | Area (sq. m.) |
|-------------------|-----------------|---------------|
| Ground Floor | 3,348.00 | 311.04 |
| First Floor | 3,373.00 | 313.36 |
| Second Floor | 3,246.00 | 301.56 |
| Total area | 9,967.00 | 925.96 |

RENT

£104,654 per annum exclusive.

RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

TENURE

The property is available by way of a new lease on terms to be agreed.

SERVICES

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

SERVICE CHARGE

There is no service charge applicable to this property.

EPC

The EPC Rating for this property is D.

PLANNING

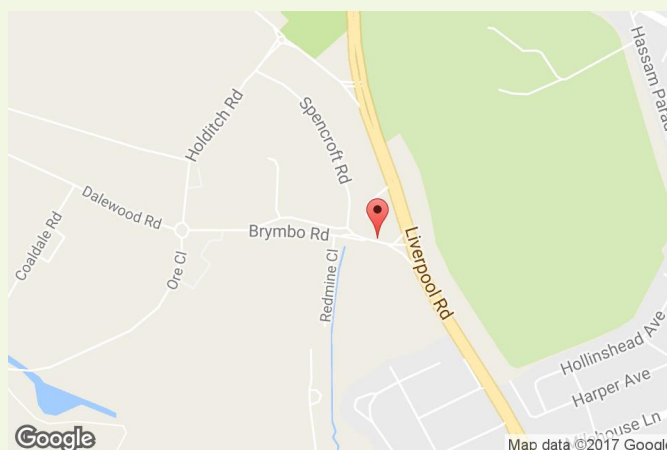
Interested parties are advised to make enquiries with the Local Planning Authority (Newcastle-under-Lyme Borough Council).

LEGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.



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