

TO LET

GROUND FLOOR OFFICE PREMISES

UNIT 2 EVOLUTION, LYMEDALE BUSINESS PARK, HOOTERS HALL ROAD, NEWCASTLE-UNDER-LYME, ST5 9QF



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LOCATION

The property is situated on Evolution a modern business park which is located off the A34 dual carriageway which provides 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 distant from the property.

DESCRIPTION

The property is a self-contained modern ground floor space comprising high quality open plan accommodation with a number of private offices / meeting rooms.

The property briefly benefits from the following:

- Kitchen and WC's
- Air Conditioning (not tested)
- LG7 Light Fittings
- Suspended Ceilings
- 8 Car Parking Spaces (additional parking may be available subject to negotiation)
- CCTV

The furniture pictured may be available by way of a separate negotiation.

Accommodation	SQ M	SQ FT
Ground Floor	224.45	2,416
Total Area	224.45	2,416

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TENURE

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

RENT

£24,160 per annum exclusive of VAT.

EPC

Pending.

RATING ASSESSMENT

The property is to be reassessed for rating purposes. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts.

PLANNING

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

VAT

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



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SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

CONTACT

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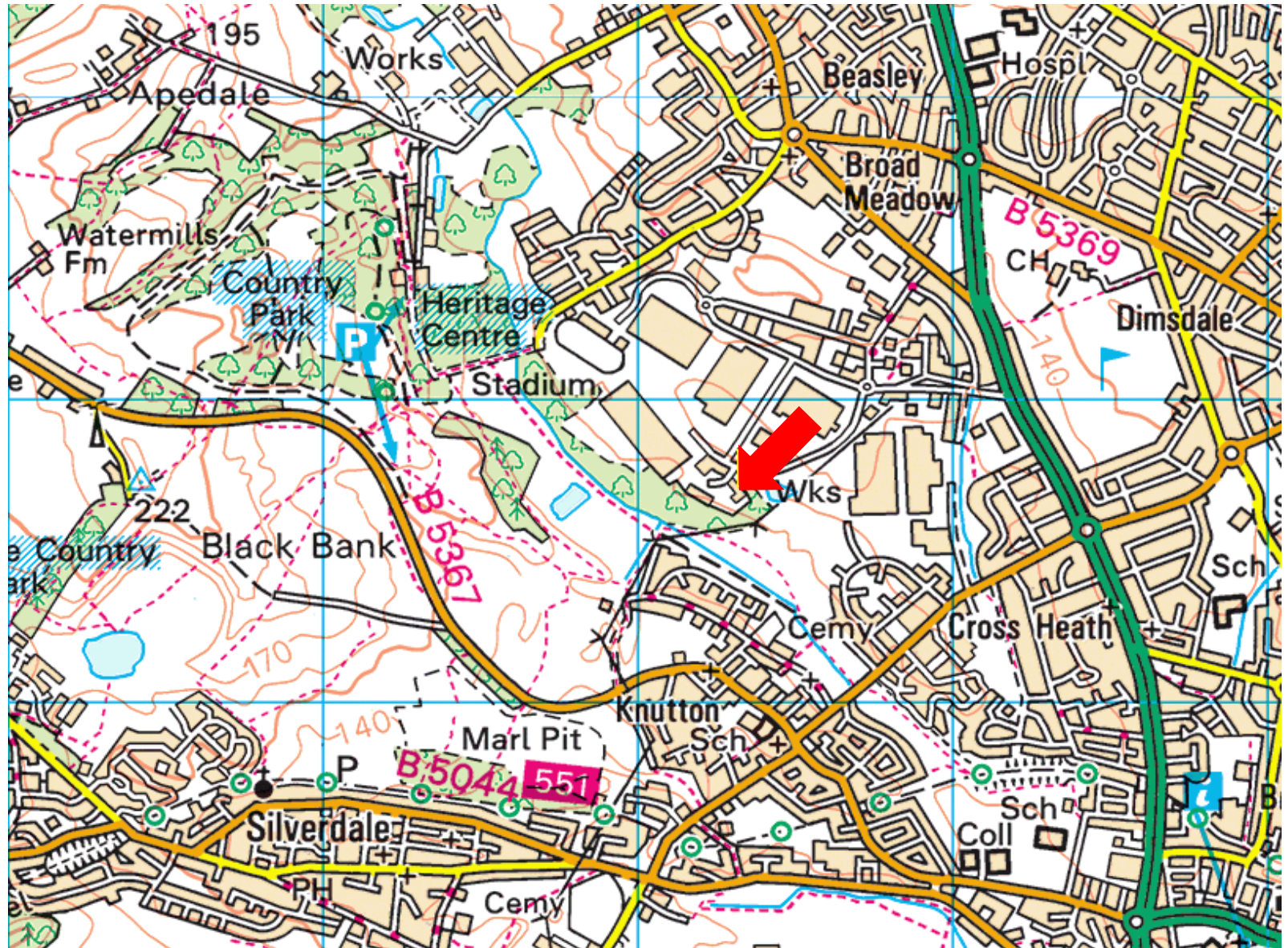
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