



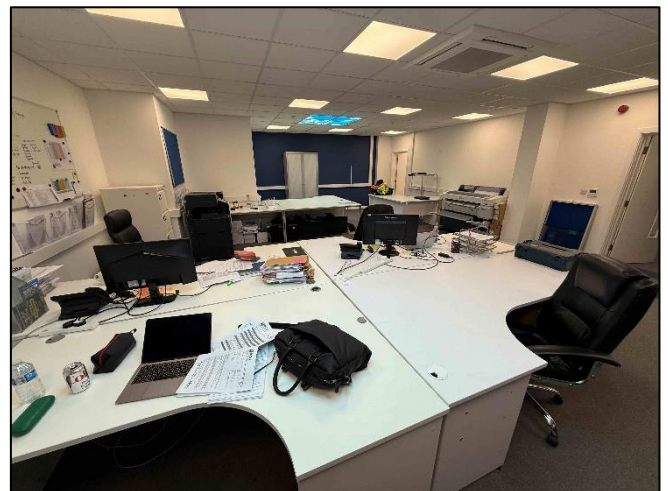
RORY MACK

ASSOCIATES

**OFFICE SUITE AT LYMELIGHT
BOULEVARD, HIGH STREET,
NEWCASTLE-UNDER-LYME, ST5 1PT**

**TO LET:
£700PCM**

- Serviced office suite with net internal area of 944 sq ft
- All-inclusive rent and shared use of kitchens and bathrooms
- Onsite car parking available via separate negotiation
- Located in the centre of town a short walk from the bus station
- EPC: TBC



OFFICES AT LYMELIGHT BOULEVARD

HIGH STREET, NEWCASTLE-UNDER-LYME

STAFFORDSHIRE, ST5 1PT

GENERAL DESCRIPTION

Lymelight Boulevard is a large indoor entertainment complex located in the centre of Newcastle-under-Lyme with multiple occupants and multi-storey carpark as well as a limited amount of modern office space on the first floor of the building. The suite comprises an open plan office together with a boardroom or managers office with shared access to the kitchen and M&F toilets. The entrance to the offices is via the Boulevard off the High Street. The suite features air conditioning providing comfort cooling and warm air heating, all included in the rent. The offices are offered on flexible terms with the rent including the fair usage of gas, electric and water. Please note that the kitchen and bathrooms are shared with two adjacent office suites located within the same area. The office space may also be offered with alternative use, subject to planning. Parking on the multistorey carpark can be arranged by way of separate negotiation.

LOCATION

The office suite is accessed via internal doors and a staircase off the main corridor within Lymelight Boulevard. Both the multistorey carpark and the exit onto the High Street is within a one minute walk.

SERVICES

Mains water, drainage and electricity are connected. Heating is provided by air conditioning units in the ceiling. Please note that no services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring leases or short-term License Agreement with a minimum 12 month term. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease or License Agreement.

BUSINESS RATES

Rateable value £6,500
Rates payable £2,808pa (26/27)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

AVAILABLE ACCOMMODATION

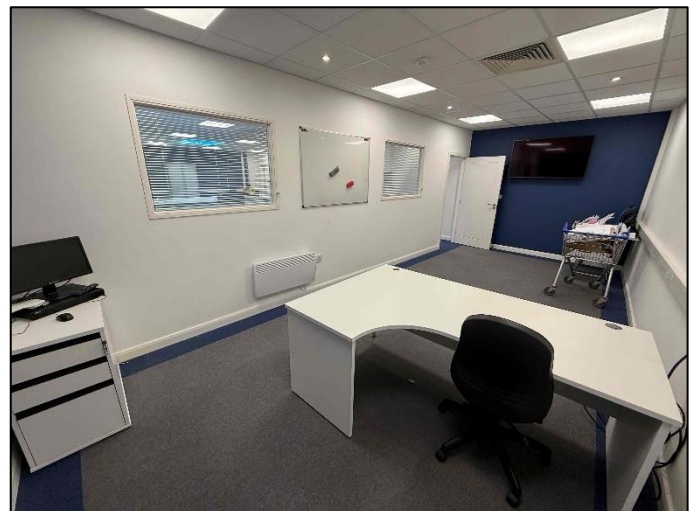
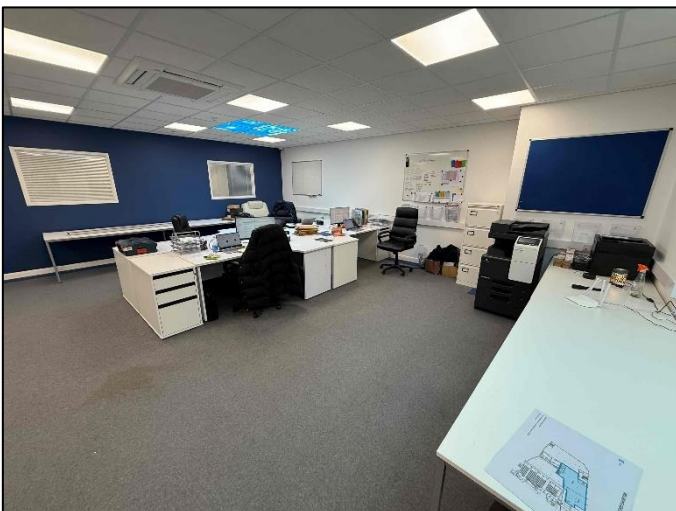
First Floor (Office 3 & 4) Rent at £700 pcm in Year 1 and £800 in Year 2 with rent review at Year 3

Main office: 709 sq ft
Boardroom: 235 sq ft
Total NIA 944 sq ft

Shared use of the kitchen and bathroom included

ANTI MONEY LAUNDERING REGULATIONS

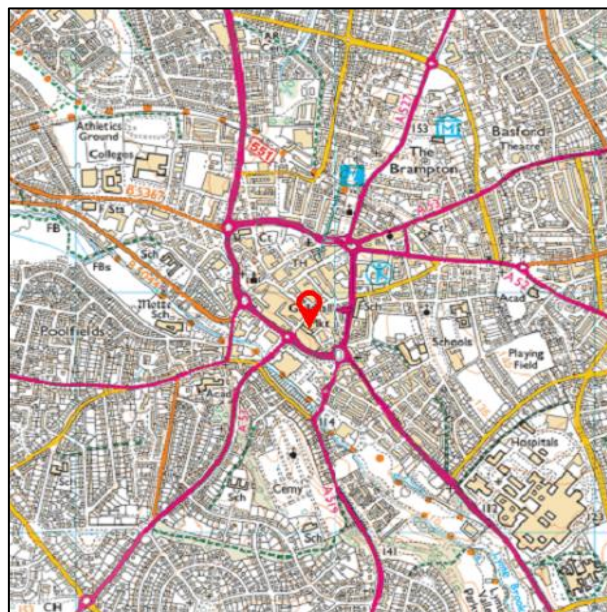
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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STAFFORDSHIRE, ST5 1PT



OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements