

Copthall House, King Street, Newcastle, Staffordshire ST5 1UE

TO LET

- Newly refurbished open plan offices in a landmark building
- Carpeted with suspended ceiling and in many cases comfort cooling
- Some offices have Cat 2/LG7 lighting and perimeter trunking
- The upper floors are lift served
- Car Parking available
- Sizes from 283 sq.ft. - 7,500 sq.ft.

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Louis Taylor

DESCRIPTION

A four storey recently refurbished office building with a steel frame glazed facade occupying a very prominent location in the centre of the town.

Internally the property comprises open plan office accommodation which is carpeted with suspended ceiling and in many cases comfort cooling.

Some offices have Cat 2/LG7 lighting and perimeter trunking.

The upper floors are lift served.

Secure basement parking spaces are allocated to some of the units.

For on site security there is an on site Commissionaire.

LOCATION

Copthall House is prominently located in Newcastle Town Centre within short walking distance of the pedestrianised retail area, bus station and a number of public car parks.

PLANNING

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.

ACCOMMODATION

Ground floor full let

First floor available in a variety of sizes to suit

Second floor - Suite 202 at 283 sq.ft.

Third floor - Suite 302 at 824 sq.ft

Fourth floor three rooms equating to 505 sq.ft.

SERVICES

All mains services are available but have not been tested.

Each suite has gas central heating. Some suites have comfort cooling.

There is a passenger lift facility.

TENURE

Leasehold for a period of years upon terms to be negotiated.

COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs incurred.

RENT

£7.50 per sq.ft. per annum

SERVICE CHARGE

£4.00 per sq.ft. per annum

VAT

All prices/rents quoted are exclusive of V.A.T

VIEWING

By arrangement with Louis Taylor Commercial 01782 260222

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