

HAMMOND

CHARTERED SURVEYORS



Unit 2 Brindley Court, Dalewood Road, Lymedale Business Park,
Newcastle-under-Lyme, ST5 9QA

To Let £12,000 per annum

First Floor Offices
Net Internal Area: 85.00 sq. m (915 sq. ft)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS



First Floor, Unit 2 Brindley Court
Dalewood Road
Newcastle-under-Lyme
ST5 9QA

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Description

The property comprises an open plan office (7.35m x 12.37m) which has been sub-divided to form two offices (7.35m x 7.29m and 6.22m x 4.99m).

The specification includes:

- Suspended ceilings
- LED lighting
- Air conditioning
- Kitchenette
- Perimeter trunking
- Carpeted floor

Male, female/accessible toilets are shared with the ground floor.

The property benefits from 3 allocated parking spaces to the front of the building.

Location

Brindley Court is a modern courtyard office development on Lymedale Business Park, off the A34 approximately 1 mile to the north of Newcastle under Lyme town centre.

Accommodation

First Floor	sq. m	sq. ft
Office	85.00	915

Services

Mains' electricity, water and drainage are available. Utilities are recharged by the landlord.

Energy Performance

Energy Rating B

Planning

Uses within Use Class E are understood to be acceptable. Interested parties are recommended to make their own enquiries to Newcastle-under-Lyme Borough Council.

Rating

- Office: Rateable Value £10,000
- Parking spaces: Rateable Value £660

Tenure

Leasehold on the basis of a new Internal Repairing and Insuring lease on terms to be agreed.

Rent

£12,000 per annum.

Service Charge

A quarterly service charge of circa £500 is made for communal maintenance.

VAT

VAT is applicable to all amounts.

Legal Costs

Each party is responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering Regulations

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee of £250 + VAT is payable.

Viewings

Viewing is strictly by appointment with the Sole Agent.

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Subject to Contract

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