



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

To Let £20,000 per annum

Offices
Net Internal Area: 157.12 sq. m (1,691 sq. ft)

Hammond Chartered Surveyors

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

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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



RICS

the mark of
property
professionalism
worldwide

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

Description

The property comprises a mid-terrace two-storey office building arranged as ground floor office (7.36m x 9.27m) sub-divided with demountable partitioning to form two offices (4.4m x 9.27m and 2.80m x 5.13m), meeting/storeroom (2.77m x 4.05m) together with a kitchenette, storage cupboard, toilets and entrance foyer and first floor office (7.35m x 12.37m) 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
- Perimeter trunking
- Carpeted floor
- Security shutters to ground floor
- Fire alarm
- Emergency lighting

The property benefits from 6 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

	sq. m	sq. ft
Ground Floor Office	68.23	734
Storage Cupboard	1.05	11
Kitchenette	2.70	29
First Floor Office	85.14	916
Net Internal Area	157.12	1,691

Services

Mains' electricity, water and drainage are available.

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 £7,800
- Parking spaces: Combined Rateable Value £1,100

Tenure

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

Rent

£20,000 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.

Beth Henaghan

T: 01782 659 905

M: 07710 089130

E: beth@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639094

E: phil@hammondsurveyors.co.uk

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility, and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoing and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited.

Hammond Chartered Surveyors

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

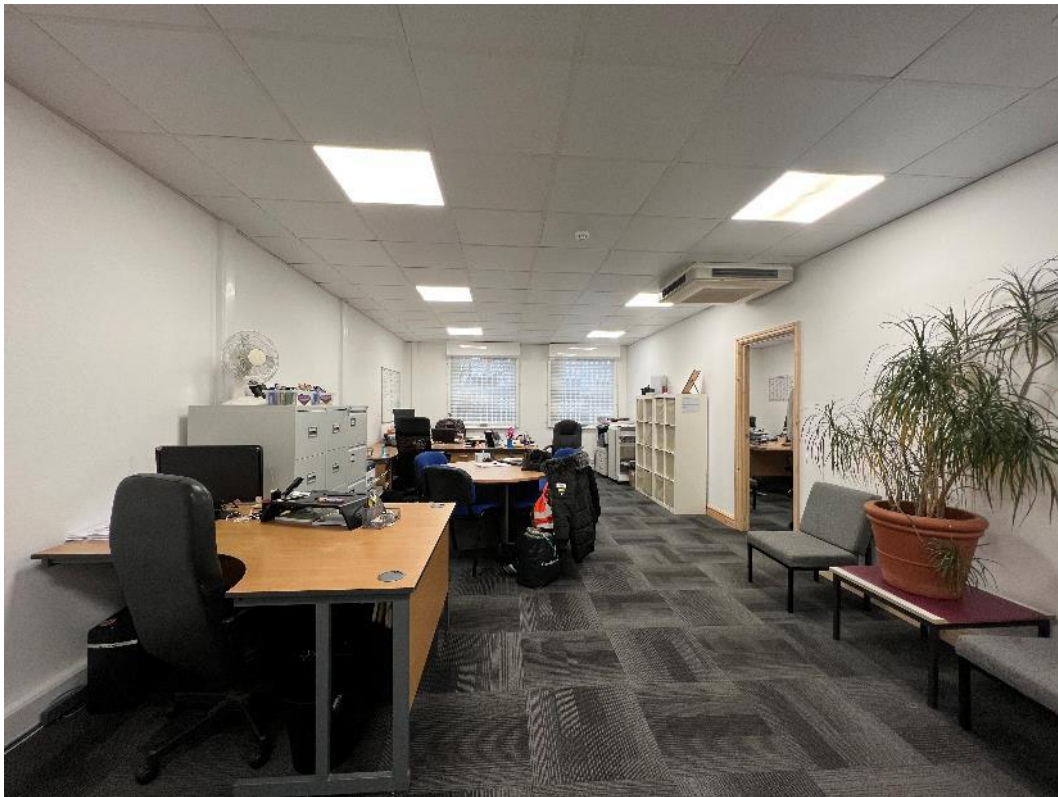
t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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





Hammond Chartered Surveyors

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

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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



Hammond Chartered Surveyors

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

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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



Hammond Chartered Surveyors

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

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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