

RORY MACK

ASSOCIATES

TO LET:

£550 PCM

Synchro House, 512 Etruria Road

Newcastle under Lyme,  
Staffordshire, ST5 0SY



- Prestigious serviced offices
- Very convenient location within 300 yards of A500
- Beautifully restored Victorian building with onsite parking
- Fully inclusive rents and available on flexible terms

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
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BUILDING SURVEYS  
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RATING APPEALS

SCHEDULES OF CONDITION  
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RESIDENTIAL LETTINGS  
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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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### GENERAL DESCRIPTION

A substantial former residential property, built in 1875 and having recently been comprehensively refurbished and now offering a range of beautifully appointed serviced offices. The offices are arranged on ground, first and second floor and benefit from shared toilet and kitchen facilities. There is onsite car parking to the front and rear of the property providing ample parking.

### LOCATION

A referenced on the attached plans, the property is highly visible from the Etruria Road (A53) and is within 300 yards of the A500, which in turn connects the A50 and Junction 15 of the M6. Newcastle town centre is approximately ½ mile. Hanley town centre is approximately 1½ miles.

### ACCOMMODATION

ROOM	Sq. Ft.	MONTHLY RENT	STATUS
1:	260		LET
2:	345		LET
3:	190		LET
4:	187		LET
4a:	140		LET
5: 2 <sup>nd</sup> floor	558		LET
6:	260		LET
7:	126		LET
<b>8:</b>	<b>TBC</b>	<b>£550</b>	<b>AVAILABLE</b>
9:	130		LET

\*There is a meeting room available free for all tenants to use via a booking system\*

### VAT

The rent is subject to VAT.

### SERVICES INCLUDED

The following services are included in the rent:

- Buildings Insurance
- Electricity
- Heating
- Business Rates
- Repairs and maintenance of internal and external parts
- Cleaning of common parts including WCs and kitchen
- Water Rates
- Property Management
- Parking

### ADDITIONAL CHARGES

- Internet
- Handset Rental
- Telephone Calls

### TENURE

The offices will be made available by way of a Licence Agreement for a minimum duration of twelve months on the basis that rent is paid monthly in advance throughout the term by way of Standing Order. A rent deposit equivalent to six weeks rent will also be required and will be returned to the tenant in full at the end of the term, provided all of the terms within the agreement are observed.



Strictly by appointment through agents:

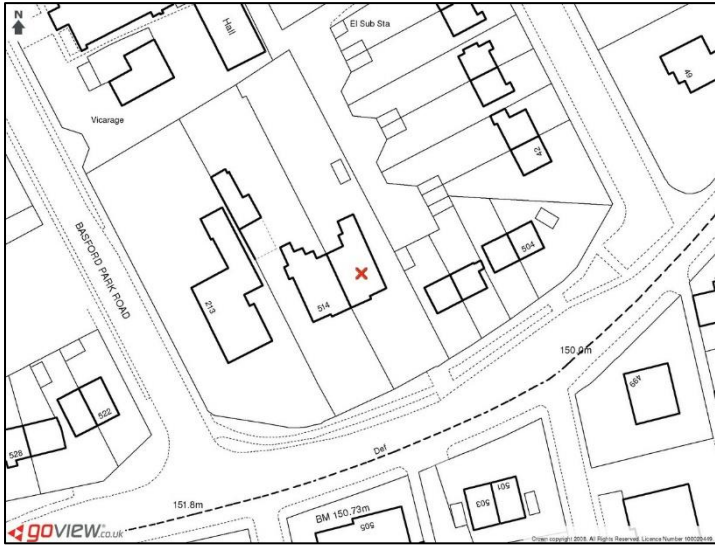
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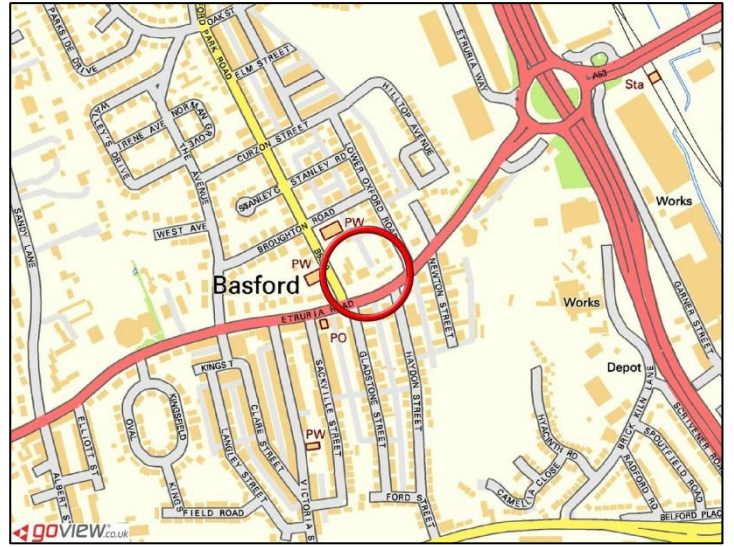
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**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**

