

HAMMOND

CHARTERED SURVEYORS



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

To Let £10,850 per annum

Ground Floor Offices
Net Internal Area: 71.98 sq. m (775 sq. ft)

Hammond Chartered Surveyors

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

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property
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worldwide

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

Description

The property comprises an open plan office (7.36m x 9.27m) which has been sub-divided with demountable partitioning to form two offices (4.4m x 9.27m and 2.80m x 5.13m) and a meeting/storeroom (2.77m x 4.05m) together with a kitchenette and a storage cupboard.

The specification includes:

- Suspended ceilings
- LED lighting
- Air conditioning
- Perimeter trunking
- Carpeted floor
- Security shutters

Male, female/accessible toilets are shared with the first 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

Ground Floor	sq. m	sq. ft
Office	68.23	734
Storage cupboard	1.05	11
Kitchenette	2.70	29
Total	71.98	775

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 £7,800
- Parking spaces: Combined Rateable Value £440

Tenure

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

Rent

£10,850 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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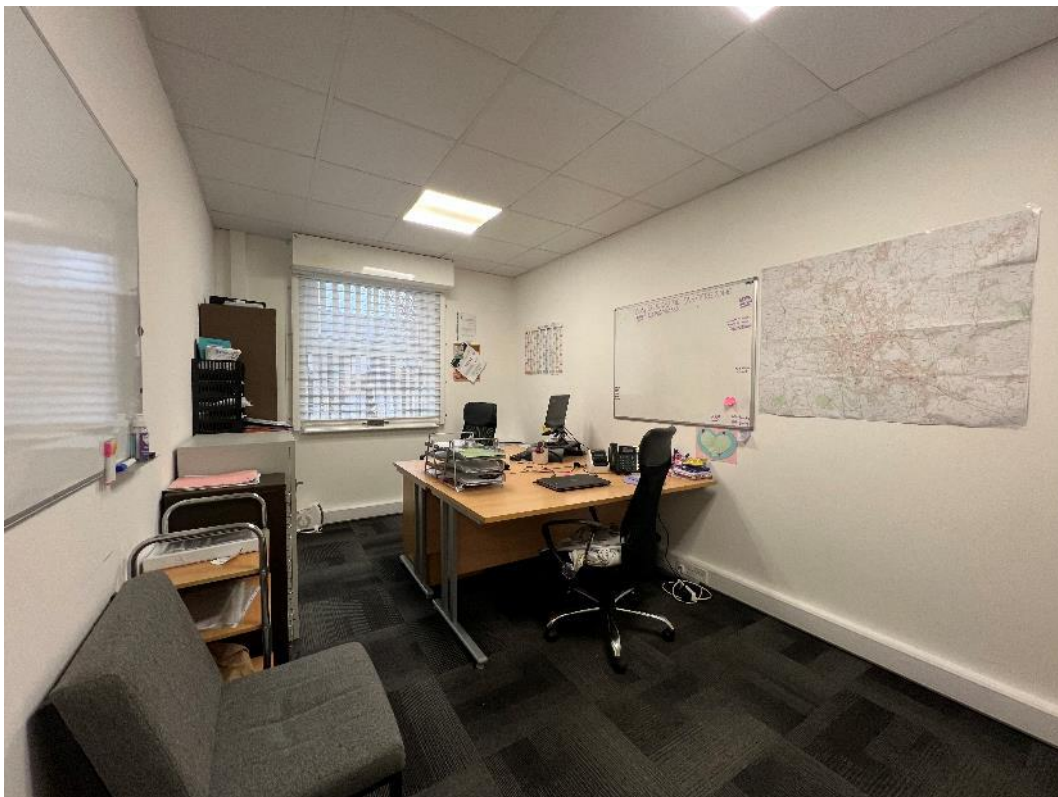
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