

# TO LET

## MODERN OFFICE PREMISES

SECOND FLOOR, BUILDING 2 BRYMBO ROAD, LYMEDALE BUSINESS PARK, NEWCASTLE-UNDER-LYME, ST5 9QD



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

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## LOCATION

Lymedale Business Park is located on the A34 dual carriageway providing a direct link to the A500 dual carriageway and the M6 Motorway at Junctions 15 & 16. Newcastle-under-Lyme Town Centre is located approximately 1.5 miles from Evolution with Stoke-on-Trent City Centre being approximately 6 miles away.

## DESCRIPTION - [VIRTUAL TOUR](#)

The property comprises a self-contained second floor office space of modern specification with the following key features:

- Open Plan
- Carpet Flooring
- Air Conditioning / Heating System
- Double Glazed Aluminum Windows
- Secure Fob Building Entrance
- Suspended Ceiling with Inset Lighting
- 18 Car Parking Spaces
- 8-person 630kg Passenger Lift

ACCOMMODATION	SQ M	SQ FT
Second Floor	308.25	3,318
Total	308.25	3,318

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## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

£33,200 per annum plus VAT.

## EPC

The property has an EPC rating of B - 50.

## RATING ASSESSMENT

The property has a rateable value of £22,250. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council)

## PLANNING

Interested parties are advised to make enquiries with the Local Planning Authority (Newcastle-under-Lyme Borough Council).

## SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the building and its external areas.

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.



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### SERVICES

All mains services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

### LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

### CONTACT

**James Craine**

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**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival  
Park, Stoke-on-Trent, ST1 5PU



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.