

TO LET

OFFICE PREMISES – RECENTLY REFURBISHED

GROUND FLOOR, UNIT 2 LYMEVALE COURT, PARKLANDS BUSINESS PARK, STOKE ON TRENT, ST4 6NW.



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



OFFICE PREMISES – RECENTLY REFURBISHED

GROUND FLOOR, UNIT 2 LYMEVALE COURT,
PARKLANDS BUSINESS PARK, STOKE ON
TRENT, ST4 6NW



LOCATION

The property is located on Lymevale Court, a modern office development forming part of the Parklands Business Park 1.5 miles to the south of Newcastle under Lyme.

Lymevale Court is accessed from Lyme Drive and Clayton Lane providing connections to the A34 dual carriageway. The A34 gives access to Newcastle under Lyme to the north and the A500 and Junction 15 M6 Motorway to the south.

Nearby amenities include The Orange Tree restaurant, M Club Gym, McDonalds, Tesco, and Aldi.

DESCRIPTION

The property comprises a two-storey modern office building with the recently refurbished ground floor suite benefitting from the following specification:

- Existing layout incorporates multiple office rooms
- Suspended ceilings with LED lighting
- Gas central heating
- Kitchen area
- Communal male and female WC's
- Passenger lift
- 7 Allocated car parking spaces

[Virtual Tour](#)

Accommodation	SQ M	SQ FT
Ground Floor Net Internal Area	162.57	1,750

TENURE

A new effective full repairing and insuring lease is available on terms to be agreed. Alternatively, the landlord may consider a sale of the whole including the first-floor income. Lease details can be supplied upon request.

OFFICE PREMISES – RECENTLY REFURBISHED

GROUND FLOOR, UNIT 2 LYMEVALE COURT,
PARKLANDS BUSINESS PARK, STOKE ON
TRENT, ST4 6NW

RENT

Rent - £21,850+VAT per annum

EPC

EPC Rating – B (35)

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £18,500. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle Borough Council).

VAT

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

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



OFFICE PREMISES – RECENTLY REFURBISHED

GROUND FLOOR, UNIT 2 LYMEVALE COURT,
PARKLANDS BUSINESS PARK, STOKE ON
TRENT, ST4 6NW

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

CONTACT

Becky Thomas

T: 01782 202294

E: becky@mounseysurveyors.co.uk

Caine Savage

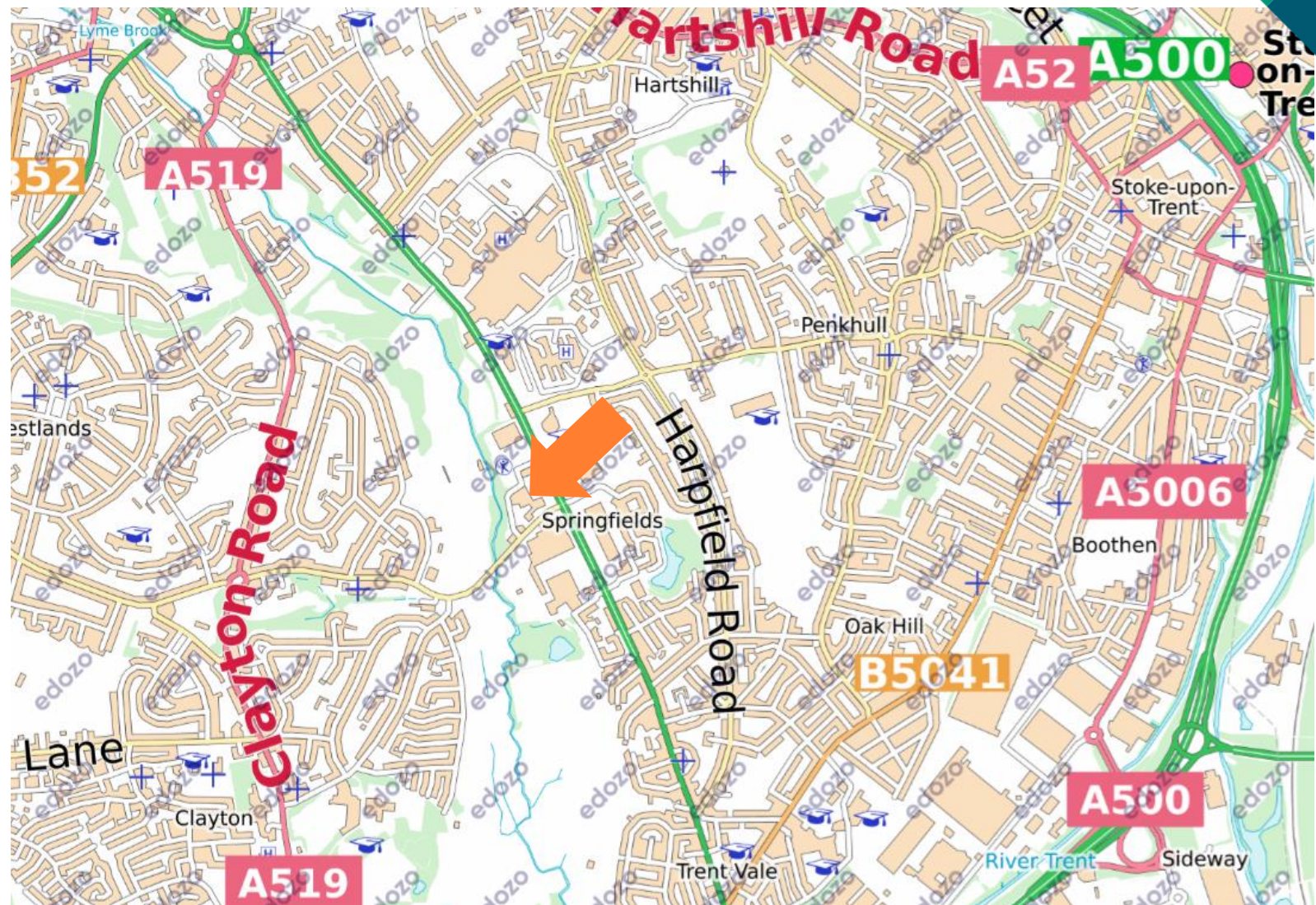
T: 01782 202294

E: caine@mounseysurveyors.co.uk

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

Or Joint Agents

Harris Lamb – 01782 272555



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



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.

mounseysurveyors.co.uk ☎ 01782 202294



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.