

# TO LET

## REFURBISHED MODERN OFFICE PREMISES

UNIT 6 EVOLUTION, LYMEDALE BUSINESS PARK, HOOTERS HALL ROAD, NEWCASTLE-UNDER-LYME, ST5 9QF



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

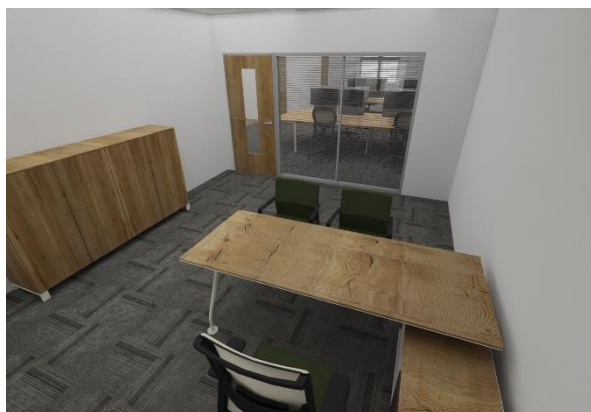
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## LOCATION

The property is situated on Evolution a modern business park which is located off the A34 dual carriageway which provides 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 distant from the property.

## DESCRIPTION

The property comprises of a two-storey semi-detached modern office premises which is currently undergoing a full refurbishment. The premises benefits from the following specification:

- Suspended Ceiling
- LED Lighting
- New Carpets
- Allocated Car Parking – There is the ability to create 9 or 10 car parking spaces
- Staff Welfare Facilities
- Secure Intercom Access
- Combination of Open Plan & Cellular Office Space

Further information on the refurbishment works being carried out can be provided upon request.

ACCOMMODATION	SQ M	SQ FT
NIA	185.80	2,000



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## TENURE

Available by way of a new lease on terms to be agreed.

## RENT

£19,000 per annum exclusive of VAT.

## EPC

D – 79

## RATING ASSESSMENT

The Rateable Value in the 2023 Listing is £14,500. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

## PLANNING

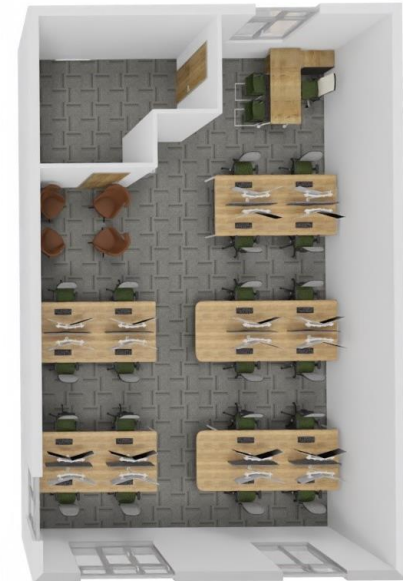
Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

## SERVICES

Electric and water are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations.

## LEGAL COSTS

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



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## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## CONTACT

**James Craine**

T: 01782 202294

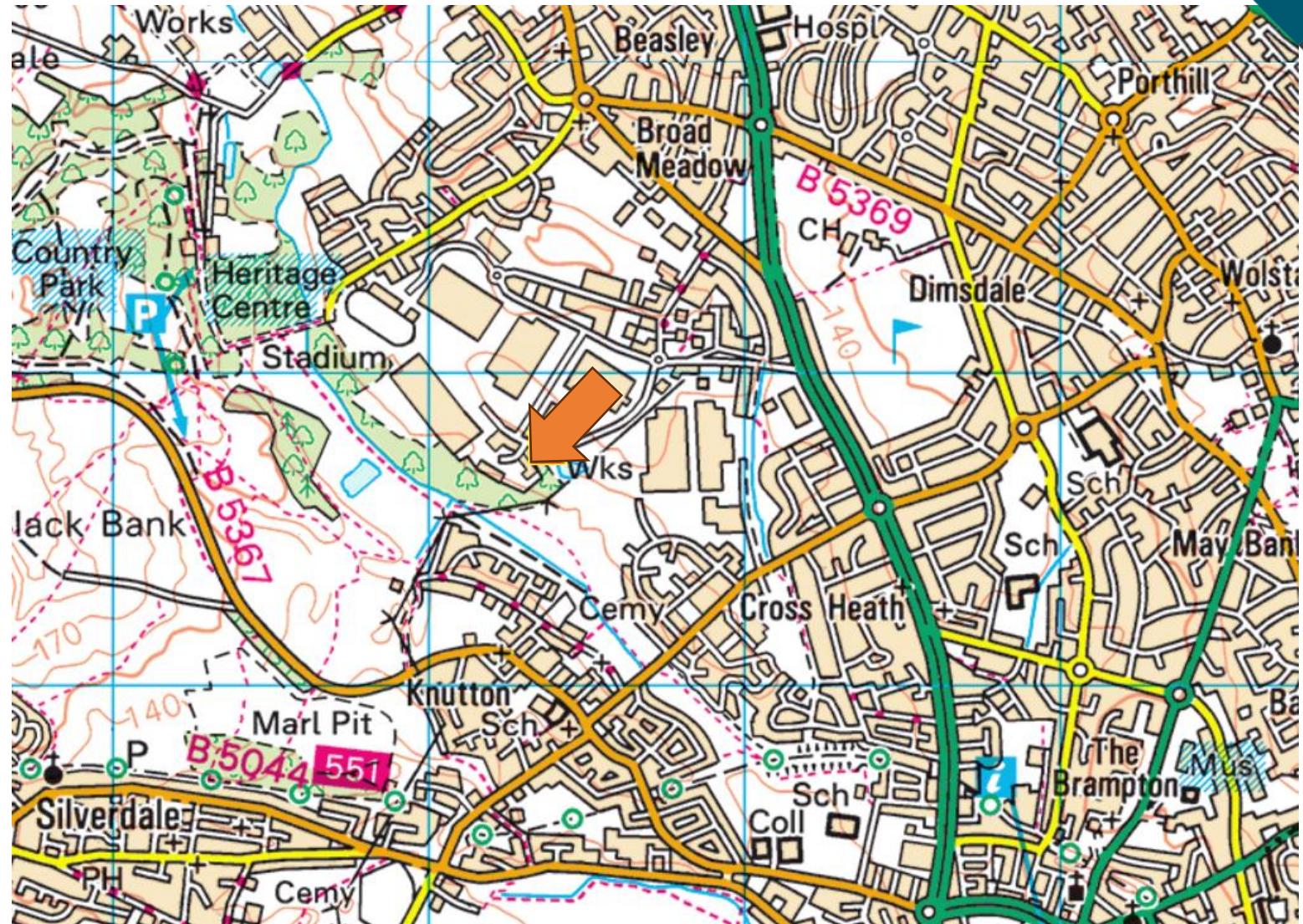
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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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.