

# TO LET

RECENTLY REFURBISHED OFFICE PREMISES

UNIT 1 HOLDITCH ROAD, NEWCASTLE-UNDER-LYME, ST5 9JA



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STAFFORDSHIRE, ST5 9JA



## LOCATION

The property is situated on Holditch Road, to the edge of Lymedale Business Park and adjacent to the A34 dual carriageway approximately 1.5 miles to the north of Newcastle-under-Lyme town centre.

The property benefits from excellent road links being 2.3 miles distant from the A500 dual carriageway which provides access to Junction 16 of the M6 motorway which is 6 miles distant respectively.

## DESCRIPTION – [VIRTUAL TOUR](#)

The property comprises of a recently refurbished detached office premises of traditional masonry construction beneath a pitched, tiled roof surface. The premises is arranged over ground floor only and briefly benefits from the following specification:

- LED Lighting
- Gas Central Heating (Not Tested)
- Kitchen and WC's
- Self-contained Car Park for Circa 6 Vehicles
- Double Glazed Windows
- Alarm & CCTV Network in Situ

| ACCOMMODATION                  | SQ M         | SQ FT        |
|--------------------------------|--------------|--------------|
| <b>Total Net Internal Area</b> | <b>93.83</b> | <b>1,010</b> |

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## RENT

£11,000 per annum exclusive of VAT

## TENURE

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

## EPC

Pending.

## RATING ASSESSMENT

The property has a rateable value of £7,100. 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).

## VAT

All prices are quoted exclusive of VAT we understand is applicable.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



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## SERVICES

All 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.

## 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.

## CONTACT

**James Craine**

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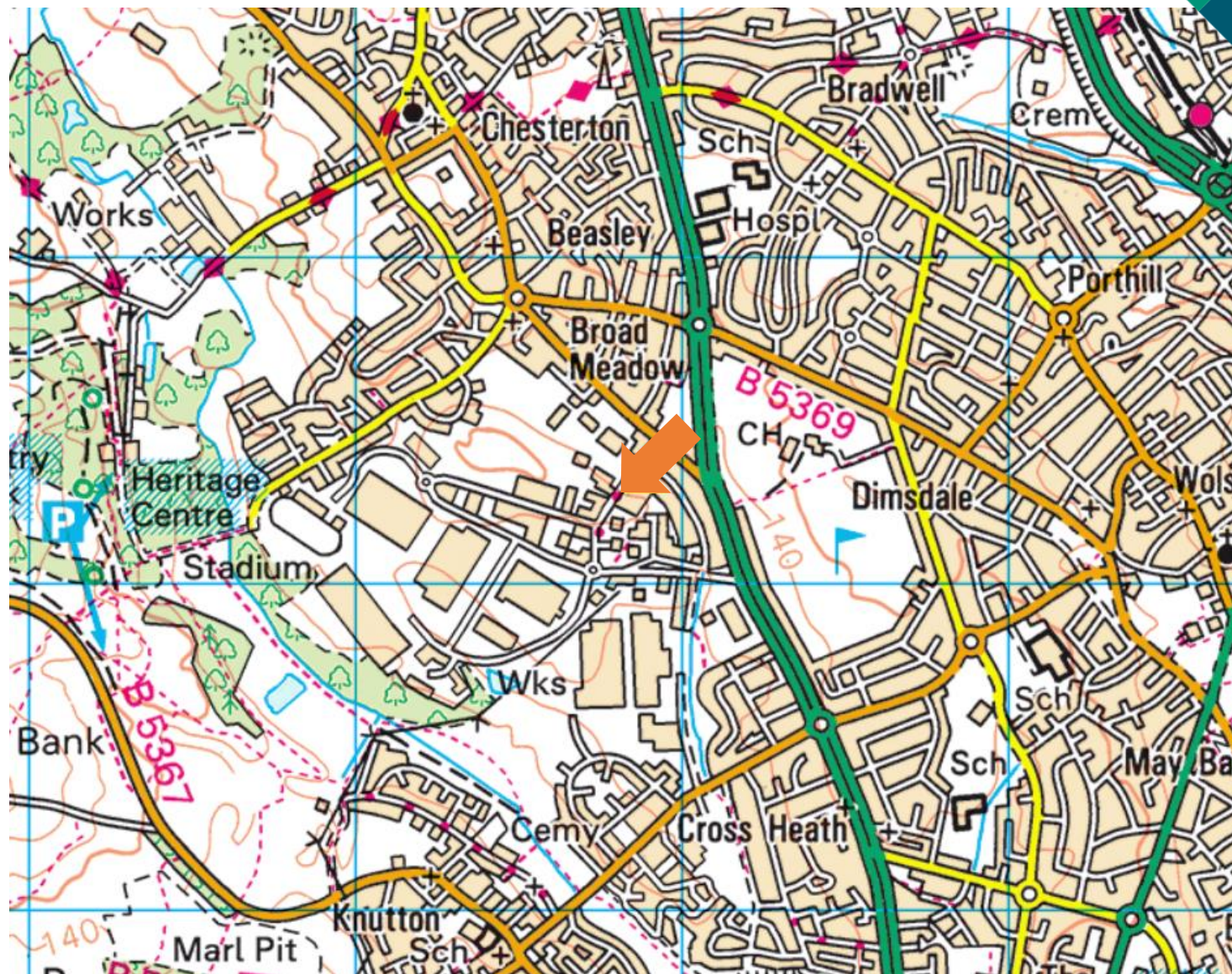
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# Our services

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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.