

# TO LET

FULLY REFURBISHED SERVICED OFFICE SUITE

OFFICE 4, ALBION HOUSE, 23 ALBERT STREET, NEWCASTLE-UNDER-LYME, ST5 1JP



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

T - 01782 202294

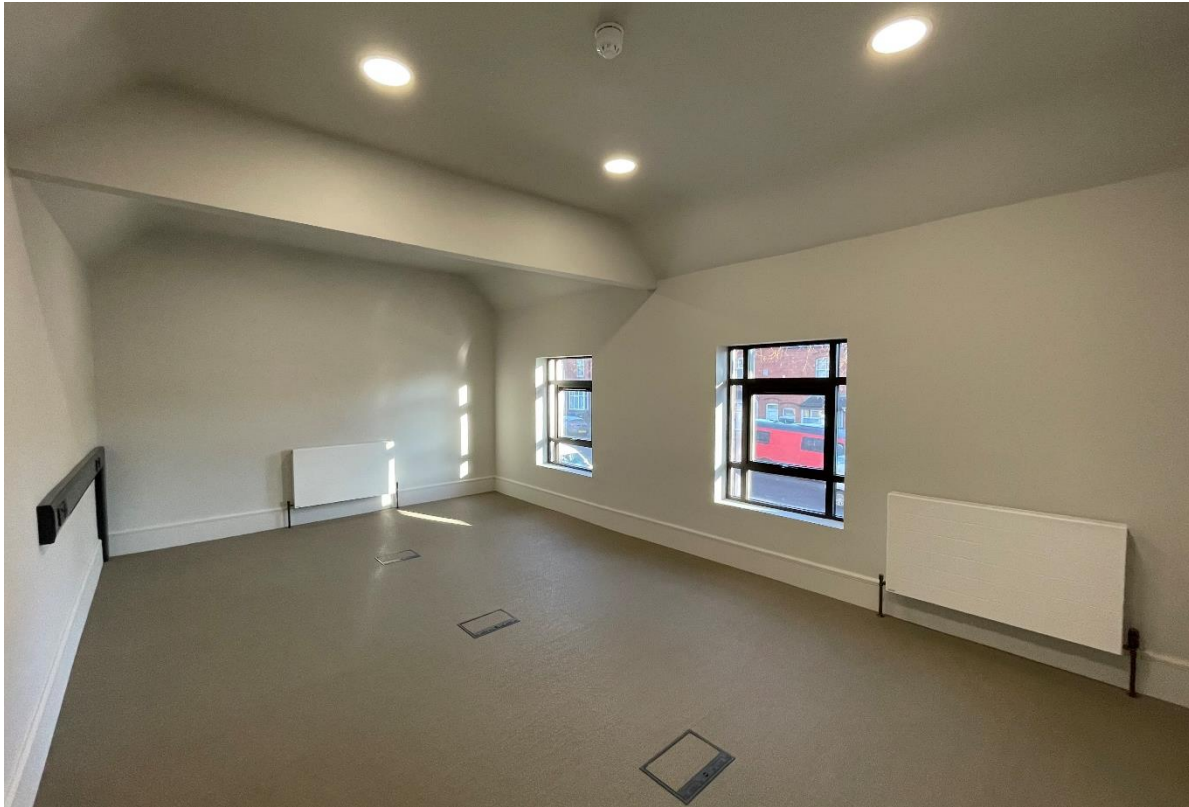
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# SERVICED OFFICE SUITE

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## LOCATION

The property is situated on Albert Street off the A53 which provides direct access to Newcastle-under-Lyme town centre which is located approximately 0.5 miles distant to the west.

The premises benefits from excellent road links being in close proximity to the A34 & A500 dual carriageways which provide access to the local and regional road network. Junction 15 of the M6 Motorway is located approximately 4.9 miles distant.

## DESCRIPTION

The property comprises of a self-contained office suite located in the recently refurbished Albion House and briefly benefits from the following specification:

- Carpet Flooring
- LED Lighting
- Gas Central Heating
- On Site Car Parking
- Built in Storage
- Raised Floor Boxes
- Use of Communal Kitchen

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	24.06	259

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## TENURE

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

## RENT

£8,550 per annum plus VAT. The rent is inclusive of utilities, internet, service charge and building insurance.

## EPC

D - 76.

## RATING ASSESSMENT

The property is currently in the process of being split with the rateable value for the suite to be confirmed. Interested parties are advised to make their own enquiries with 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 which we understand is applicable.

## SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.





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## ANTI MONEY LAUNDERING

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

## LEGAL COSTS

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

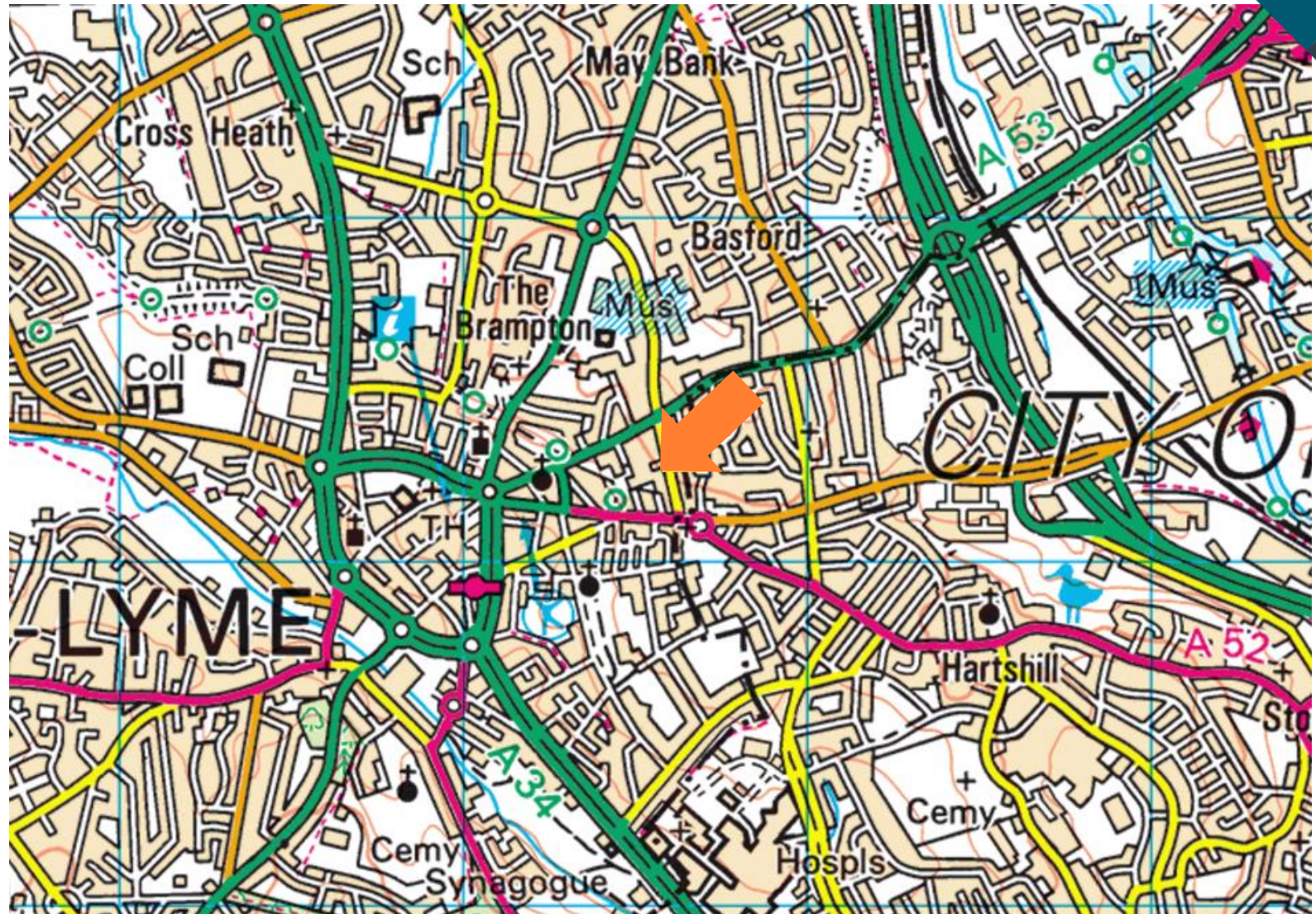
## CONTACT

**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.