

# RORY MACK

ASSOCIATES



**KEELE WORKS, RIDGE HILL DRIVE,  
MADELEY HEATH,  
CHESHIRE, CW3 9LY**

**TO LET  
£25,000 PAX  
FOR SALE  
£285,000**

- Two storey office building extending to 1,777 sq ft (NIA)
- Semi rural location just 4 miles from Newcastle-under-Lyme
- Modernised building with Cat V cabling and air conditioning
- Secure site with 22 spaces with electric gate entry
- EPC : Band D (96)



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#### GENERAL DESCRIPTION

A detached two storey office building of brick elevations supporting a clay tile roof covering over the main building with flat roof over the extension. The property is set within a generous plot incorporating a22 parking spaces with further scope to add EV chargers if required. The site is set within a mixed use location featuring residential homes to one side and an industrial site with quarry to the other. Internally the property comprises a large reception, open plan office, kitchen, managers office and M & F toilets on the ground floor. On the first floor are three further interconnecting offices and a storeroom, giving an overall net internal area of 1,777 sq ft. The property benefits from double glazed UPVC windows on the ground and single glazed timber frames on the first, suspended ceilings, LED lighting and a mix of carpet and hard wood floors. Externally, the site benefits from a sliding electric gate securing the location.

#### LOCATION

The site is located on Ridge Hill Drive, just off Keele Road (A525) around 4 miles outside of Newcastle-under-Lyme and 6 miles from junction 15 of the M6 motorway.

#### SERVICES

Mains electric, gas, water and drainage are connected. The property is heated by gas powered radiators. Some of the rooms also have the benefit of air conditioning. No services have been tested by the agents.

#### TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party bearing their own legal fees. Alternatively, on a freehold basis subject to contract and with vacant possession upon completion.

#### ACCOMMODATION

##### Ground Floor

Reception:	256 sq ft
Office one:	327 sq ft
Kitchen:	96 sq ft
Managers office:	300 sq ft
Storeroom:	34 sq ft
Boiler room:	23 sq ft
Cupboards:	49 sq ft
Staff toilets:	--
<b>Total NIA:</b>	<b>1,085 sq ft</b>

##### First Floor

Office:	195 sq ft
Office:	235 sq ft
Office:	195 sq ft
Storeroom:	67 sq ft
<b>Total NIA:</b>	<b>692 sq ft</b>

**Overall NIA: 1,777 sq ft**

#### BUSINESS RATES

Rateable Value:	TBC
Rates Payable:	TBC

Note: If you qualify for Small Business Rates Relief you may be entitled to a 100% rates payable exemption if the RV is £12,000 or lower.

#### VAT

The sale price/rent is subject to VAT.

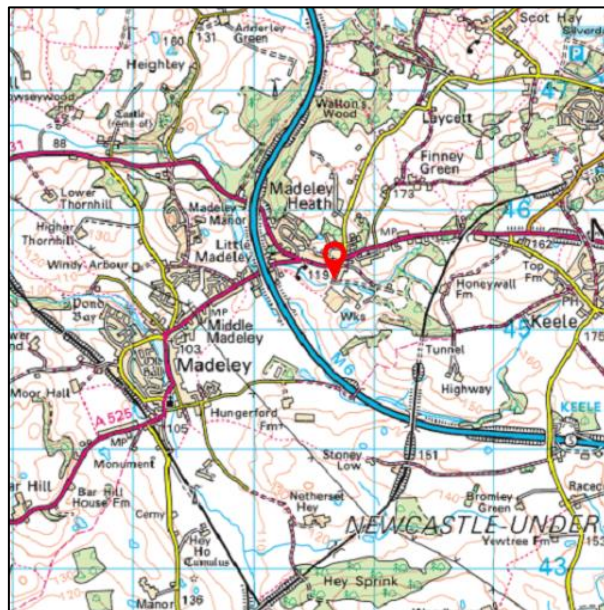
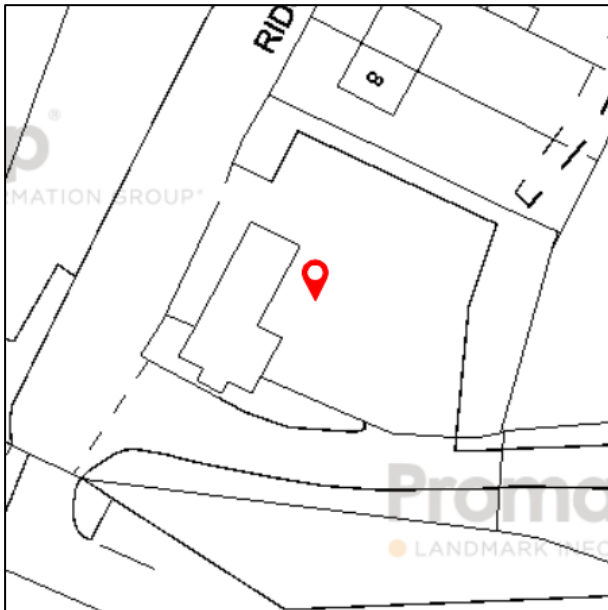
#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements