



TO LET

OFFICE PREMISES

**1 BRINDLEY COURT
NEWCASTLE UNDER LYME
STAFFORDSHIRE
ST5 9QH**



2,552 sq.ft (237 sq.m)
(Approx. Net Internal Area)

- Edge of town location
- Allocated parking for 10 cars
- Approx. 2 miles from Junction 14 of M6 Motorway





LOCATION

Brindley Court is situated on the entrance to Lymedale Business Park, a successful new development of both offices and industrial units. Lymedale Business Park is approached off the A34 Liverpool Road, approximately one mile north of Newcastle-under-Lyme Town Centre. The A34 interlinks with the A500 and M6 Motorway to both the north and the south at Junctions 15 and 16. Stoke-on-Trent City Centre is located approximately 2 miles to the east via the A52.

DESCRIPTION

The property comprises a modern building of traditional construction being an end unit in a block of 6 facing a large courtyard style car park. Internally the property is partitioned into individual offices including a Board Room and benefits from skirting trunking, fitted carpets and internal blinds to the first floor.

Externally there is allocated parking for 10 vehicles.

ACCOMMODATION

Ground Floor

- Reception
- Open Plan Office
- Board Room
- Communications Room
- Kitchen
- Male and Female Toilets

First Floor

- Open Plan Office plus
- 3 Private Offices

Total NIA 2,552 sq.ft 237 sq.m

RENT

£29,500 per annum exclusive.

TENURE

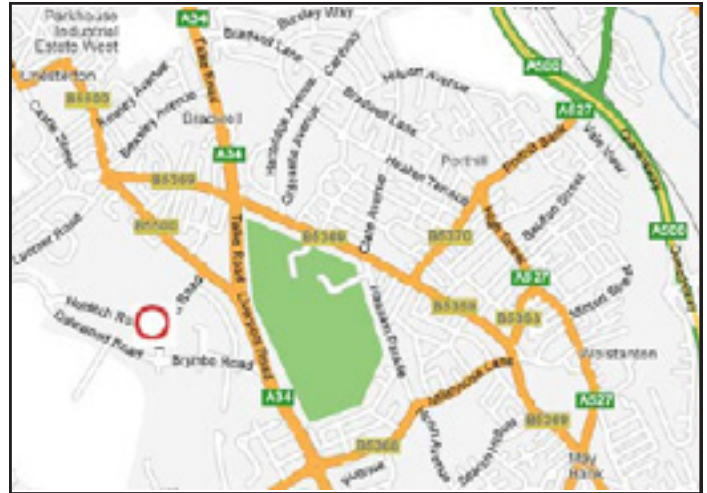
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RATING ASSESSMENT

Verbal enquiries reveal a Rateable Value of £15,000. All interested parties are advised to make their own enquiries at Newcastle-under-Lyme Borough Council.

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 purchaser is advised to obtain verification from their solicitor or surveyor.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the development. Further details are available upon request.

COSTS

The in-going tenant will be responsible for the Landlord's reasonable legal costs incurred.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

VIEWING:

Strictly via joint agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

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Ref: ST301 / March 2009
Subject to Contract

www.ps2property.co.uk

