



TO LET

OFFICE PREMISES WITH WORKSHOP

90 KING STREET
NEWCASTLE-UNDER-LYME
ST5 1JB



3,925 sq.ft (364.63 sq.m)

Approx. Net Internal Area

- Prominently located two-storey office building with workshops
 - Available as a whole or individual portions
 - Excellent car parking provisions





LOCATION

The property is located on King Street (A53) on the outskirts of Newcastle-under-Lyme Town Centre. King Street is renowned as a professional address and is home to a variety of solicitors', accountants and surveyors. It is also one of the busier routes in and out of Newcastle Town Centre and as such, the property benefits from a very prominent frontage onto this main arterial route. King Street interconnects with the A500 dual carriageway and Hanley (City Centre) and the property is well positioned within walking distance from Newcastle Town Centre. The surrounding area provides a mix of retail and office uses.

DESCRIPTION

The property comprises a two storey brick built office building with single storey extension to the rear sited within a large car park with vehicular access from both King Street and Albert Street. The buildings are a combination of character and practicality and are arranged in a horseshoe configuration with over 3,000 sq.ft of ground floor accommodation. The property has male and female toilets with access onto a stores and workshop area. There is also a cellar which is suitable for storage.

The first floor is arranged as partitioned training rooms with private office and bathroom having W.C, wash hand basin and wall mounted shower. The building has a mixture of paper and painted walls, carpeted floors, gas fired central heating with panel radiators and is illuminated via strip fluorescent lighting throughout. We have been informed that the roof has recently been replaced and there is a high level of security installed.

The property is situated within its own grounds with on site car parking for approximately 24 vehicles.

ACCOMMODATION

	Sq.ft	Sq.m
Ground Floor NIA	3,198	580
First Floor	580	53.88
Baement/Cellar	226	21
Total Net Internal Area	3,925	364.63

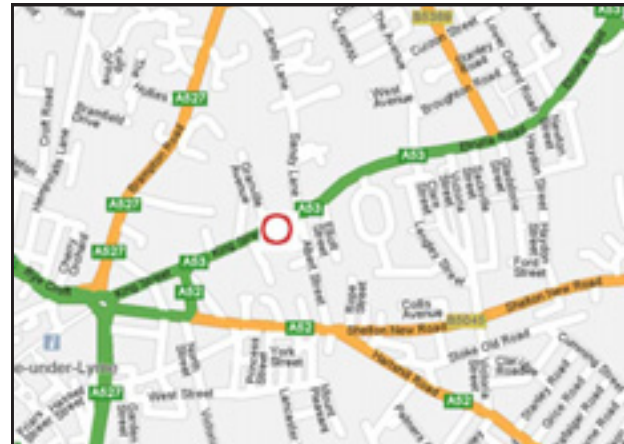
* The property is available in individual portions or as a whole. Further details are available from the letting agents.

RENT

£38, 500 per annum (whole building)

TENURE

The property is available on new lease terms to be agreed.



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

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

RATING ASSESSMENT

Prospective occupiers are advised to make their own enquiries at the Local Authority.

LEGAL COSTS

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

VAT

We have been verbally informed by the owner that the property is exempt from VAT.

VIEWING:

Strictly via joint agents:

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

Tel: 01782 275 860
Fax: 01782 272 511
Contact: Richard Mounsey
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Or

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Ref: ST207 / April 2009
Subject to Contract