

TO LET

MODERN OFFICE PREMISES

OSPREY HOUSE, BRYMBO ROAD, LYMEDALE BUSINESS PARK, NEWCASTLE-UNDER-LYME, ST5 9QD



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LOCATION

Lymedale Business Park is located on the A34 dual carriageway providing a direct link to the A500 dual carriageway and the M6 Motorway at Junctions 15 & 16. Newcastle-under-Lyme Town Centre is located approximately 1.5 miles from Evolution with Stoke-on-Trent City Centre being approximately 6 miles away.

DESCRIPTION

The property comprises a self-contained office building over three stories and of modern specification, available as ground and first floor or floor by floor.

The building has the following key features:

- Steel framed with brick elevations under a tiled roof.
- Double glazed aluminum windows.
- Suspended ceilings with acoustic tiles & Cat 2 lighting.
- 70 dedicated car parking spaces equating to 1:142 per sq.ft.
- 8-person 630kg passenger lift.
- Each floor offers demountable partitioning.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	311.04	3,348
First Floor	313.36	3,373
Total	624.40	6,721

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TENURE

The property is available as ground and first floor or floor by floor, for a term to be agreed, on a full repairing and insuring basis by way of a service charge if required.

RENT

Rent: £9 per Sq.Ft. exclusive of VAT which is applicable.

EPC

C-65, expiring February 2030.

RATING ASSESSMENT

The building has a rateable value of £93,500 in the 2023 listing. The premises may be reassessed if let floor by floor. 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 enquiries with the Local Planning Authority (Newcastle-under-Lyme Borough Council).

SERVICE CHARGE

A service charge will be levied if let floor by floor to cover the upkeep and maintenance of the common parts of the building and its external areas.

VAT

All prices and rent are quoted exclusive of VAT which is applicable.



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SERVICES

All mains 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.

LEGAL COSTS

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

CONTACT

Rob Stevenson

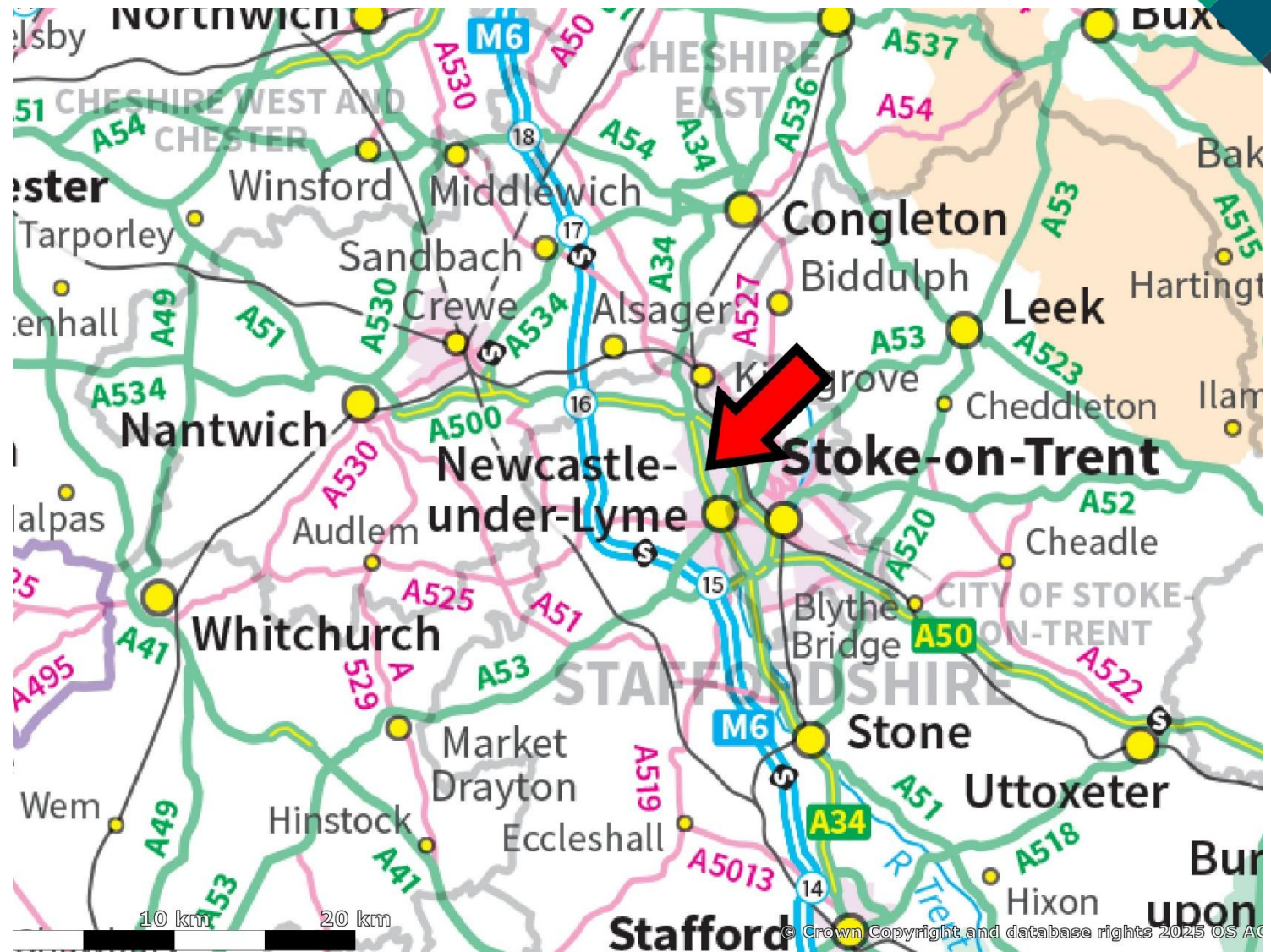
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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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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.



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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.



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