

TO LET

OFFICES

1ST FLOOR 10 GEORGE STREET, HARTSHILL, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1DJ



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



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LOCATION

A prominent office location offering an ideal base for businesses seeking easy access to key transport links and essential local amenities.

The location offers excellent road links, situated just minutes from the A500 (D-Road), providing swift connections to the M6 motorway (Junctions 15 and 16). This ensures quick travel to major commercial hubs, including Manchester, Birmingham, and the West Midlands.

The office is well-served by local bus routes, connecting staff directly to Stoke-on-Trent city centre and surrounding towns. Stoke-on-Trent Train Station is a short drive away, offering mainline services to London Euston and Manchester Piccadilly.

There are various public car parks offering parking permits, on street short stay parking outside the premises and other roadside parking.

The location benefits from being within the popular Hartshill community, providing local convenience stores, cafés, and eateries for staff or a short walk into Newcastle Town Centre.

The site is near to the Royal Stoke University Hospital, making it an ideal location for businesses that service or partner with the healthcare sector.

Quick access to Newcastle-under-Lyme and Stoke-on-Trent city centre ensures staff can easily access high street amenities and leisure facilities.

ACCOMMODATION	SQ M	SQ FT
NIA	60.39	650

DESCRIPTION - [360 Tour Click Here](#)

Located in Hartshill, these first-floor commercial offices offer high-quality, fully refurbished workspace ideal for professional office users seeking a smart, self-contained base in Newcastle-under-Lyme.

Accessed via a private ground-floor entrance, the suite is a bright, open-plan office with excellent natural light, perfect for a range of professional occupiers such as consultants, accountants, surveyors, or other office-based businesses. The layout also provides scope for the creation of a private rear office if required, offering flexibility for growing teams.

The offices have been refurbished throughout and include a range of modern features:

- Bright, open-plan office space
- Option to create a private rear office
- Newly installed kitchen
- Separate ladies and gents WCs
- New modern carpet throughout
- Ample perimeter double sockets
- Energy-efficient LED lighting

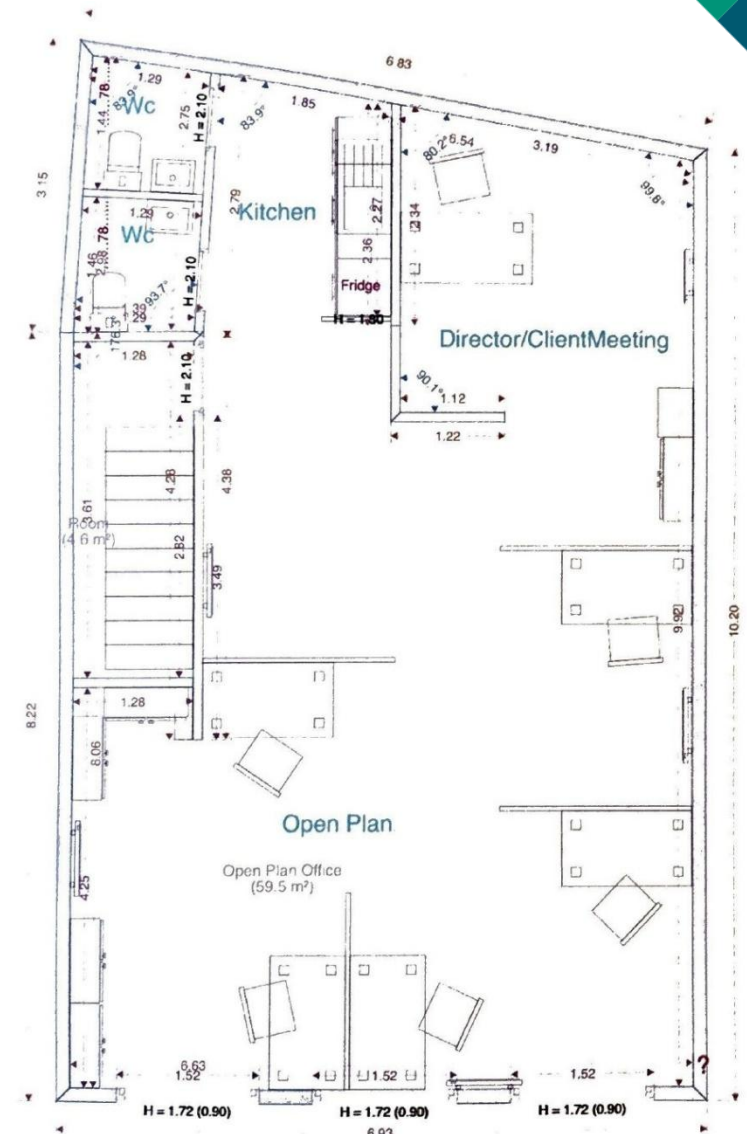
This is a superb opportunity to secure well-presented office space to let in Staffordshire, close to Stoke-on-Trent, Newcastle-under-Lyme and key local amenities, ideal for professional office users looking for a ready-to-occupy commercial property.

RATING ASSESSMENT

The offices are to be separately assessed. Interested parties may qualify for Small Business Rates Relief and should enquire direct to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

SERVICES

Mains electric is connected to the premises and occupiers will be recharged by the Landlord via submeter. Water will be recharged on a fair and reasonable basis. Gas is located onsite but capped off. The occupier is to install their own electric heating to suit their requirement. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



RENT

£9,000 per annum, vat not applicable.

TENURE

A new 3 year internal repairing and insuring lease, which may be excluded from the Landlord & Tenant Act, subject to terms.

PLANNING

Interested parties are advised to satisfy themselves and make their enquiries to the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

All prices are quoted exclusive of VAT which is not applicable.

EPC

D-76.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs for the preparation of the lease.

CONTACT

Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

Mounsey Chartered Surveyors, Lakeside, Festival
Way, Festival Park, Stoke-on-Trent, ST1 5PU



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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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