

TO LET

GROUND AND FIRST FLOOR OFFICE PREMISES

BRUNSWICK COURT, BRUNSWICK STREET, NEWCASTLE UNDER LYME, ST5 1HH



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



GROUND AND FIRST FLOOR OFFICES

With Onsite Parking

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LOCATION

The property is situated on Brunswick Street in the Town Centre of Newcastle under Lyme. Brunswick Street connects to A52 ring road around Newcastle under Lyme and connects to Stoke on Trent and the A500 dual carriageway to the North (1 mile) and M6 junction 15 to the south (3 miles). The A34 dual carriageway sits 0.6 miles from the property and provides links to the North via M6 Junction 16 within 7.5 miles.

DESCRIPTION

The premises comprise of ground and first floor office space with entrance from Brunswick Street. The ground floor is to be refurbished. The space benefits from;

- Onsite allocated basement parking for 9 vehicles
- Central reception area
- Mixture of open plan areas and meeting rooms
- Air Conditioning
- WCs are available on both floors
- Kitchen
- Suspended ceiling incorporating a mix of recessed lighting
- Gas central heating
- Passenger Lift

The floors are available separately or combined. [Click here](#) for our virtual tour.

TENURE

The floors are available on a new internal repairing lease.

RENT

£82,500 per annum exclusive.

RATING ASSESSMENT

Current rateable value of £82,500 per annum (2023 listing)

We recommend that further enquiries are directed to the Local Rating authority (Stoke-on-Trent City Council 01782 234234).

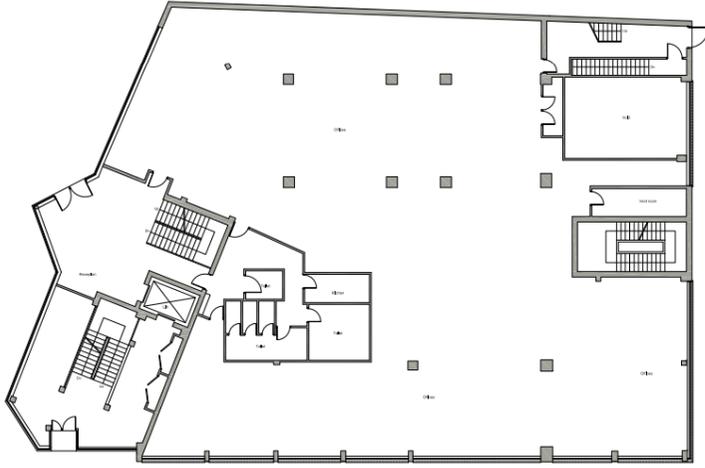
Accommodation	SQ M	SQ FT
Ground Floor	621.2	6,684
First Floor	632.3	6,804
Total	1,253	13,488



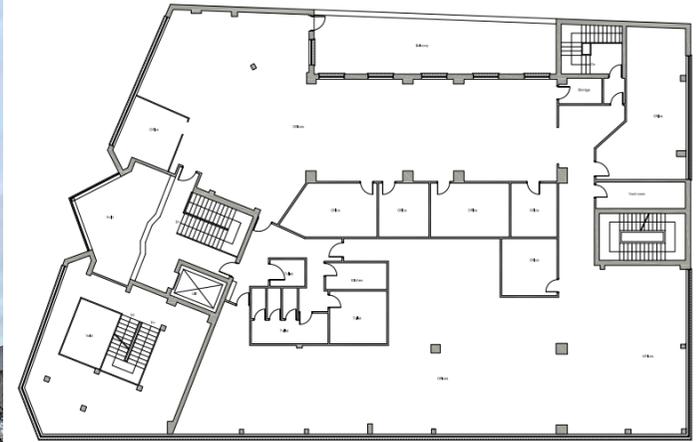
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Ground Floor



First Floor



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EPC

EPC Rating – B (50)

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the building both internally and externally. The cost of this is additional to the rent. Further details are available from the agents.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

Becky Thomas

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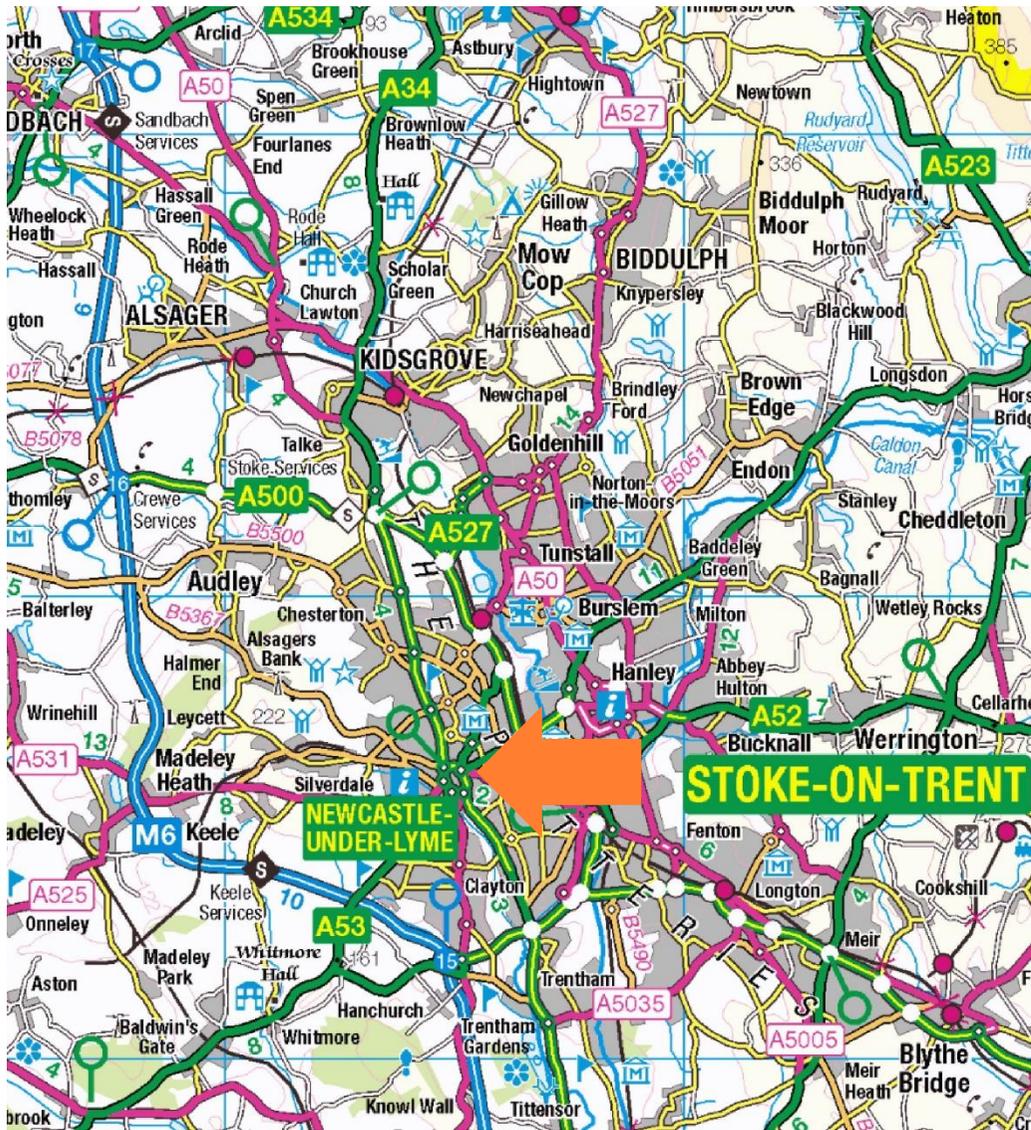
E: becky@mounseysurveyors.co.uk

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



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- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

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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Commercial Agency

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.



Lease Renewal and Rent Review

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.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.