

# TO LET

MODERN OFFICE PREMISES

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



Contact: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk) or [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# OFFICES

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



## 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 a whole 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 sqft.
- 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
Second Floor	301.56	3,246
<b>Total</b>	<b>925.96</b>	<b>9,967</b>

# OFFICES

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

## TENURE

The property is available as a whole 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 maybe 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.



# OFFICES

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

## 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**

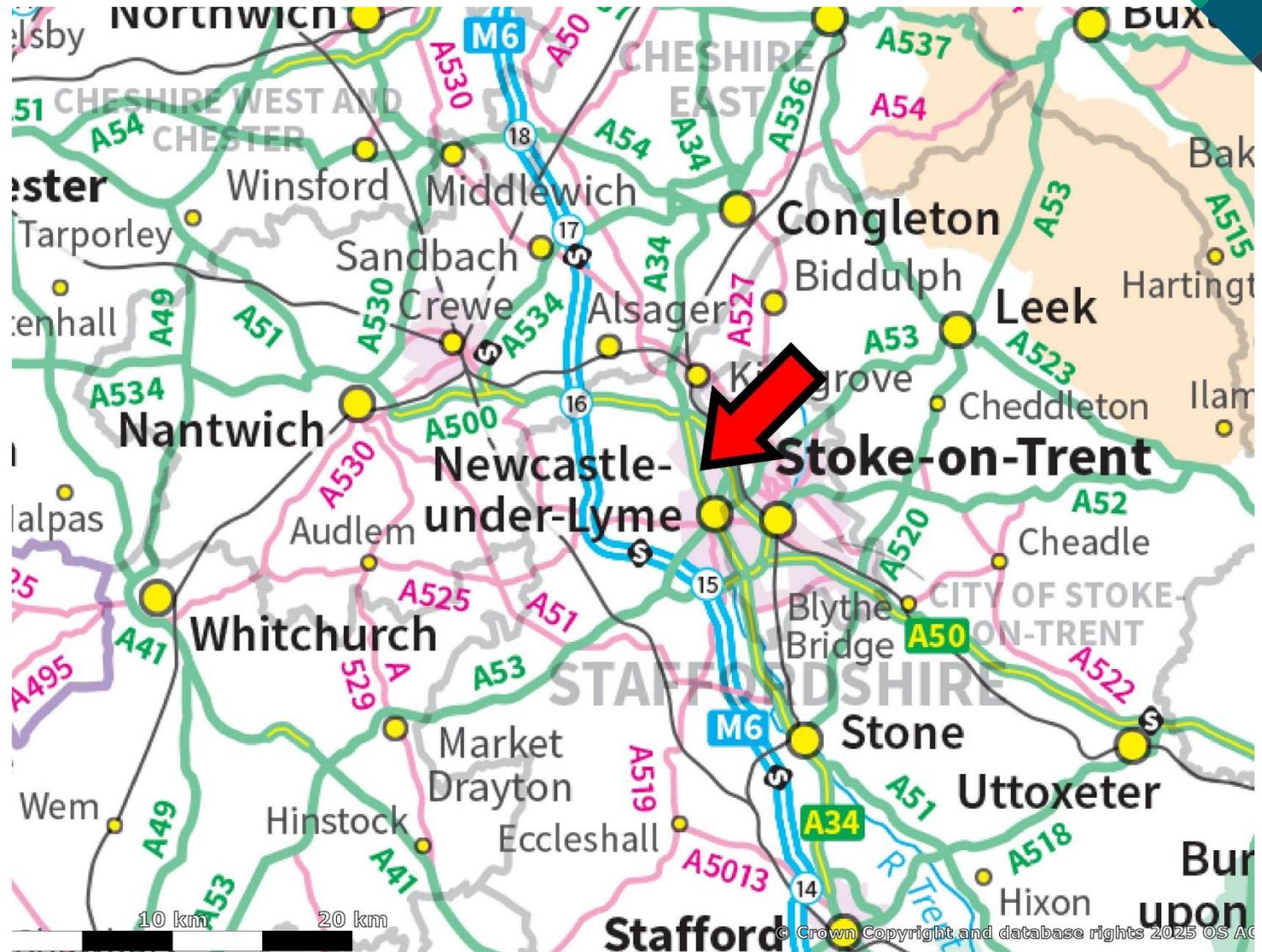
E: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

**James Craine**

E: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

T: 01782 202294

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- 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.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- 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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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.