

TO LET

GROUND FLOOR OFFICE PREMISES

UNIT 4 LYMEVALE COURT, PARKLANDS BUSINESS PARK, STOKE ON TRENT, ST4 6NW.



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LOCATION

The property is located on Lymevalle Court, a modern office development forming part of the Parklands Business Park 1.5 miles to the south of Newcastle under Lyme.

Lymevalle Court is accessed from Lyme Drive and Clayton Lane providing connections to the A34 dual carriageway. The A34 gives access to Newcastle under Lyme to the north and the A500 and Junction 15 M6 Motorway to the south.

Nearby amenities include The Orange Tree restaurant, M Club Gym, McDonalds, Tesco, and Aldi.

DESCRIPTION

The property comprises a ground floor office suite within a two-storey modern office building. The suite has recently been refurbished and benefits from the following specification:

- Combination of both larger and smaller offices
- Suspended ceilings incorporating LED lighting
- Gas central heating
- Kitchen
- Communal WC's
- 3 Allocated car parking spaces

RENT

Rent - £11,000 plus VAT per annum

ACCOMMODATION	SQ M	SQ FT
Net Internal Area	74.78	805

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TENURE

A new internal repairing and insuring lease is available on terms to be agreed. Lease details can be supplied upon request.

EPC

Pending.

RATING ASSESSMENT

The Rateable Value listed in the 2026 list is £10,500. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle Borough Council).

VAT

All prices quoted are exclusive of VAT, which is payable.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and 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.



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LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

CONTACT

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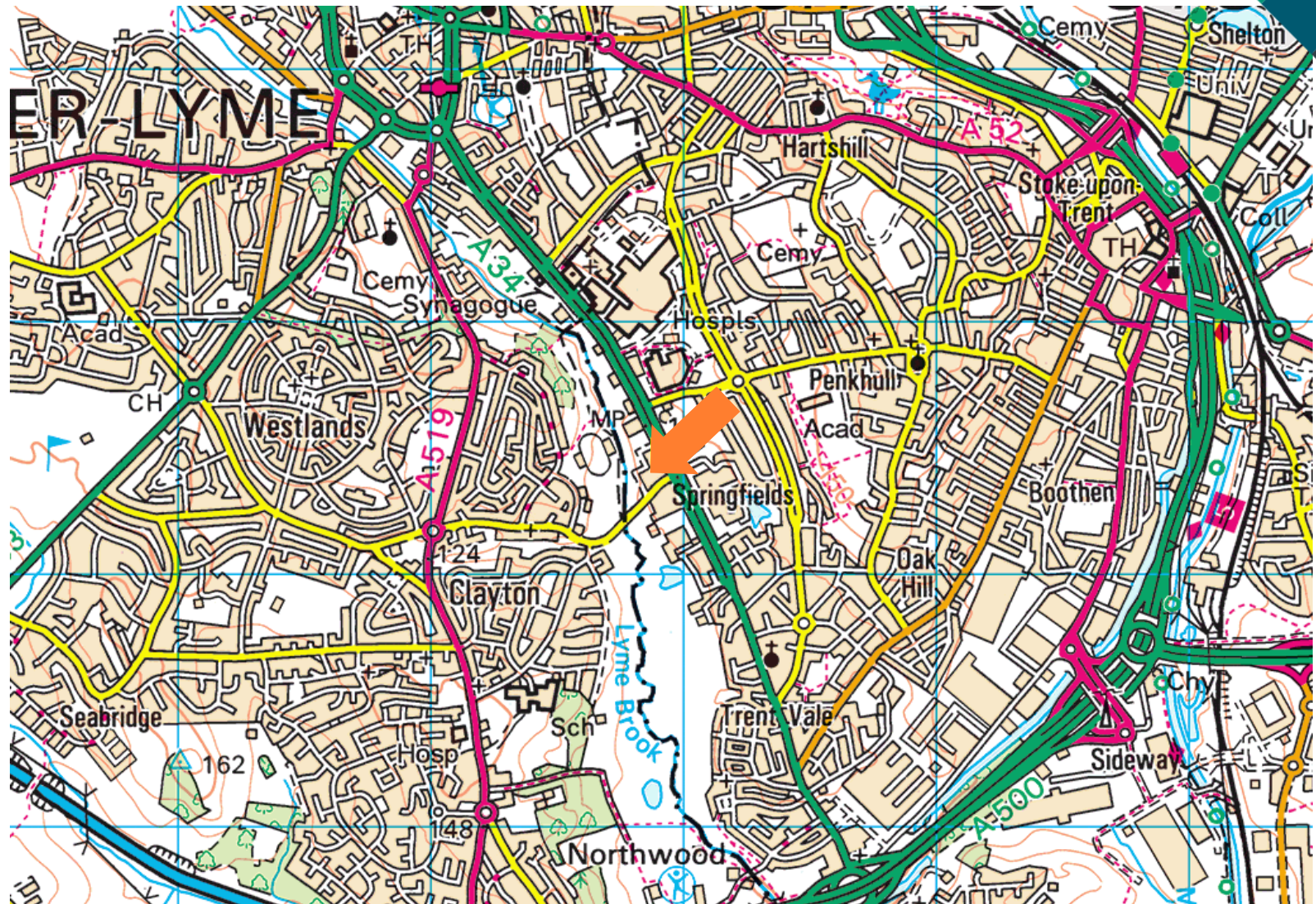
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