RORY MACK
ASSOCIATES

TO LET: FROM £350 PCM

Brampton Business Centre, 10 Queen Street

Newcastle-under-Lyme
Staffordshire, ST5 1ED

- **Serviced offices with space to suit individual requirements**
- **Excellent location close to the town centre**
- **Available on a monthly basis**
- **Onsite parking available**

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Holly House,
37 Marsh Parade,
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Staffordshire ST5 1BT

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E: enquiries@rorymack.co.uk

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RICS

Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

Brampton Business Centre offers a range of fully serviced, furnished offices situated in its own private grounds and well located within the established commercial area of Newcastle under Lyme. Accommodation is available in the two principal buildings, Brampton House and Brampton Trees and also in the adjoining Mews building. All of the offices are recently decorated and have shared WC and kitchen facilities.

LOCATION

Situated on the A520 some 100 yards from the Newcastle inner ring road which provides a direct route by dual carriageway (A34) to the M6 motorway.

ACCOMMODATION

Brampton Mews – We currently have a ground floor suite comprising of main office, 2 side offices suitable for meeting/interview room, training room and own kitchen/toilets.

2 suites at a cost of £1,750 pcm per suite plus vat. The floors can be split into separate offices if needed.

An office suite has just become available which has been used for the past 32 years to house a very successful physiotherapy practice. It would be perfect for use by another medical professional or similar. The suite is based in Brampton Trees. £1,195 pcm.

All utilities are included.
Business rates are NOT included.

We would be happy to let one floor of the building if this would accommodate any client's needs, but this is the first time both floors have become available at the same time therefore would be a great opportunity for anyone requiring this space.

SERVICES FACILITIES

The monthly charge is **inclusive** of the following services:-
Lighting, heating, repairs and renewals, client reception, telephone answering, desk, chairs and filing cabinets, insurance of buildings, furniture and furnishings, car parking for residents, cleaning of common areas, cleaning of windows, mail room services, maintenance of property, gardens and car parks and office cleaning. Recently installed EV charging points.

Further additional services, billed on an agreed monthly basis are as follows:-

Secretarial services, mail franking, refreshments, book keeping, typesetting, audio typing, photocopying, word processing, direct mail database, preparation of accounts and printing.

CAR PARKING

There is generous car parking for residents and their visitors within the private grounds of Brampton House.

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TENURE

The offices are available on a monthly licence basis capable of renewal and terminable by the granting of three calendar months' notice. Payment of one calendar months' rent in advance is required plus a refundable deposit which is judged at the time of negotiation. Competitively priced monthly charges will be quoted at the time of inspection in line with general rental levels prevailing within the building at the time and the size and standard of the said accommodation. For those offices in Brampton House the rent will be subject to VAT. For those offices in Brampton Trees, the rent will not be subject to
VAT. For further details please contact the agent. C0400/200921.

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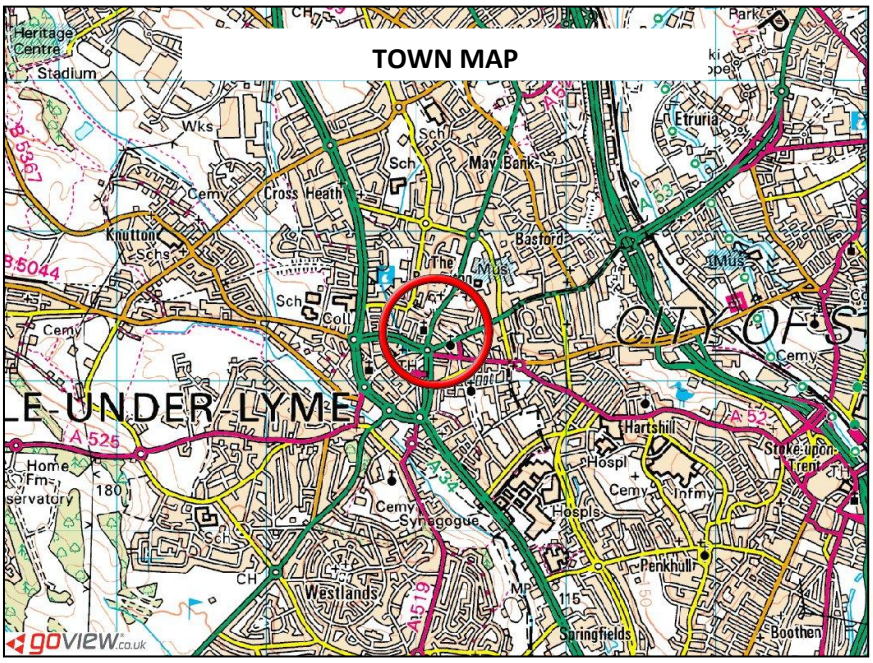
ORDNANCE SURVEY MAP

STREET MAP

TOWN MAP



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