

TO LET

SERVICED OFFICES

QUEENS GARDENS BUSINESS CENTRE, 31 IRONMARKET, NEWCASTLE-UNDER-LYME, ST5 1RP



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LOCATION

The property is located on Ironmarket at the entrance to the pedestrianised area of the town centre. The newly developed Newcastle Borough Council offices and Queens Gardens are located opposite, which provides public space. The subway system provides access from out of town onto Ironmarket and there are ample public car parks in close vicinity.

Newcastle Bus Station is 0.2 miles and Newcastle offers excellent road links to the A500 (1 mile), M6 J15 (3 miles) and M6 J16 (7 miles). Parking permits are available via Newcastle Borough Council for nearby public car parks. For further details contact the agent.

DESCRIPTION

The business centre provides a range of office suites over three floors with a range of sizes from a one-person office. The offices benefit from:

- Reception area & intercom access.
- Onsite parking available at £45 pcm, subject to availability.
- Immediate access to the town centre amenities.
- Shared WC & kitchen facilities on each floor.
- Immediate access to public transport.
- Loading area located in front of the building.

RENT & ACCOMMODATION

Overleaf is a schedule of the available suites and monthly fee. The monthly rent is inclusive of all costs except for telephone charges, contents insurance and business rates.

All rents are exclusive of VAT which is not applicable.

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TENURE

The offices are available by a Licence to occupy for an initial period of twelve months and rolling monthly thereafter. The ingoing Tenant will be required to pay £200 plus VAT for the agreement and pay the initial one month rent plus two months rent deposit. Rent is paid monthly in advance thereafter.

EPC

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RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council). Interested parties may qualify for 100% Small Business Rates Relief.

PLANNING

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

SERVICES

Water and electric are 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.

Suite	Size Sq.M. (Sq.Ft.)	Rent PCM
GF 8 & 9	(106.79) 1,149	£2,000
FF3 360 TOUR LINK	16 (172)	£300
FF4 360 TOUR LINK	9.72 (105)	£320
FF5 360 TOUR LINK	11.65 (125)	£350
FF7	7.06 (76)	£300
FF8	9.10 (98)	£300
SF2 360 TOUR LINK	21.08 (227)	£620
SF3	9.20 (99)	£355
SF4	25.39 (273)	£600
SF9 & 10 360 TOUR LINK	34.88 (375)	£600



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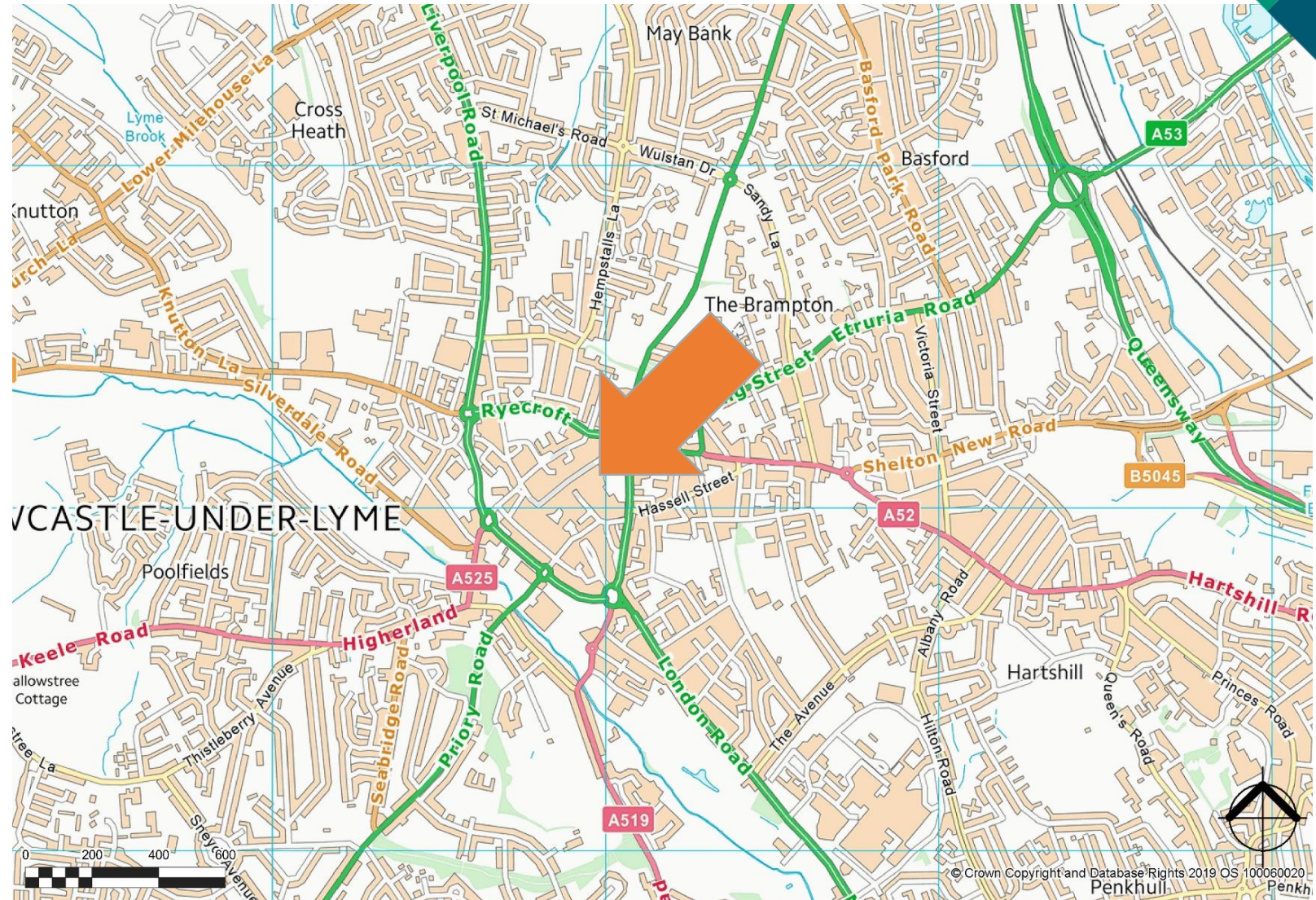
CONTACT

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