

FIND YOUR  
NEXT  
BUSINESS  
SPACE

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**LANDMARK**

Business Centre



# LOCATION ◀◀◀◀◀

Newcastle-under-Lyme is a market town and the administrative centre to the Borough of Newcastle-under-Lyme in Staffordshire.

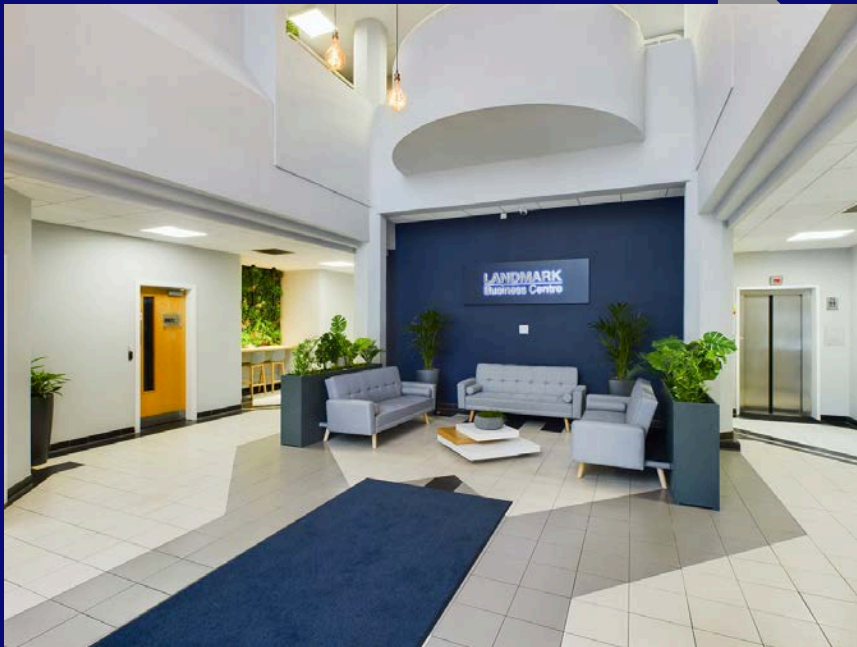
The property is prominently located, with frontage to the A34, and occupies an elevated position at the junction with Parkhouse Road East and Talke Road (A34).

Approximate distances :

- 3.5 miles to the north of Newcastle town centre
- Within 1 mile of the A500
- Junction 16 of the M6 is approximately 4 miles via the A500
- Very prominent location on the A34 Talke Road Parkhouse Road Roundabout

In close proximity to :

- Crewe
- Nantwich
- Stoke



# FEATURES



## Parking

The site provides 150 car parking spaces, which include dedicated disabled spaces as well as the opportunity for EV chargers.



# ADDITIONAL INFORMATION

## EPC

A full copy of the Energy Performance Certificate is available upon request

## Business Rates

The Agents can provide a guide as to rates payable

## VAT

All costs are subject to value added tax

## Legal Costs

All parties are responsible for payment of their own legal costs incurred in documenting this transaction





# OFFICES

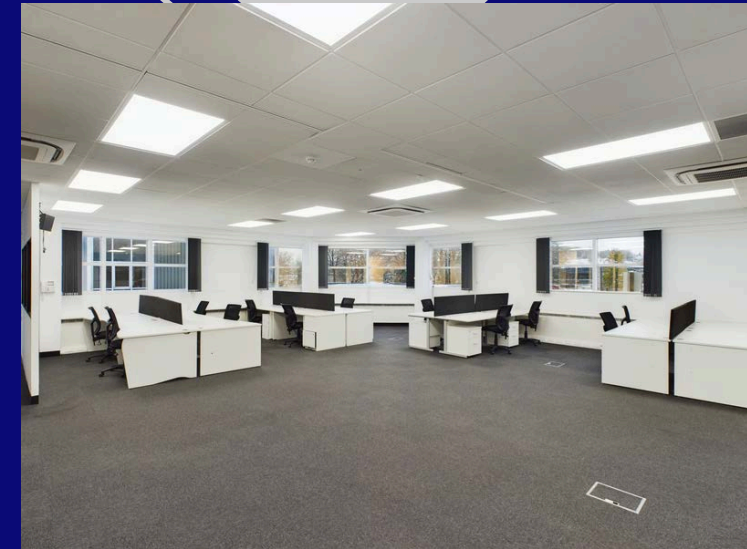


Landmark Business Centre is an impressive three storey office premises. Originally built as a HQ Office but now offering individual suites.

The building is steel framed and is arranged with a central service column in which the elevators, staircases and toilet facilities are located.

Typical floorplates are open plan with use of meeting rooms and Directors' suites, and benefit from extensive double glazing throughout which supports occupier appeal and productivity.

The air-conditioning units are housed within the suspended ceilings and the offices benefit from perimeter trunking and under-floor cabling.



# SERVICES

All mains services are accessible. There is a gas fired central heating system which serves the whole building (the cost of which is recouped via the service charge).

Individual suites are metered for electricity and all of the suites are air conditioned.

# OFFICE AVAILABILITY

\* Please note that some units may benefit from Small Business Rates Relief

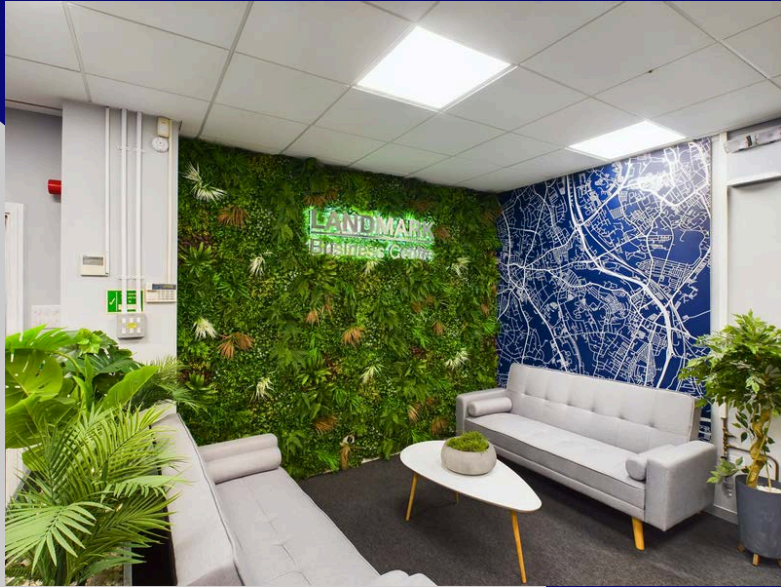
\* Generous incentive packages are available with up to 1 years rent free, subject to terms and tenant covenant strength

Suite	Sq M	Sq Ft	Floor	Service Charge PAX	Rental PAX
7	177.04	1906	First	£8,539.56	£19,000
8	117.15	1261	First	£5,411	£12,750
9	655.5	7056	Second	£31,052.93	£71,000
10	247.85	2668	Second	£14,393.03	£27,000



# SERVICED OFFICES

## FLEXIBLE OFFICE SPACE THAT GROWS WITH YOU.



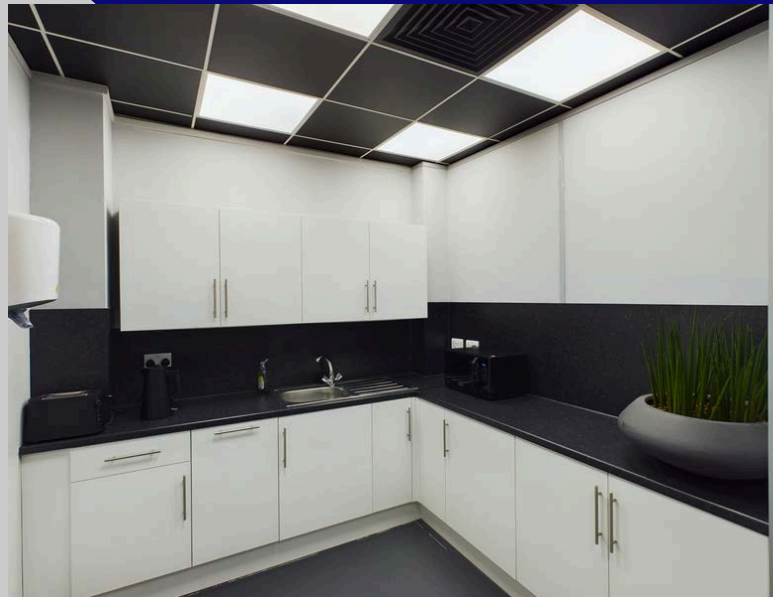
These spaces provide businesses with a convenient and cost-effective solution, offering essential amenities such as high-speed internet, utilities and cleaning services, as well as shared kitchens and reception areas.

Serviced offices are ideal for companies seeking flexibility, scalability, and minimal upfront costs, as they eliminate the need for long-term commitments or significant investment in infrastructure. They cater to businesses of all sizes, from start-ups and freelancers to established organisations.



### WHAT IS INCLUDED?

- Rent
- Service Charge
- Internet
- Office Cleaning
- Heating
- Electric
- Furniture
- 24/7 Access
- Air conditioning
- Parking

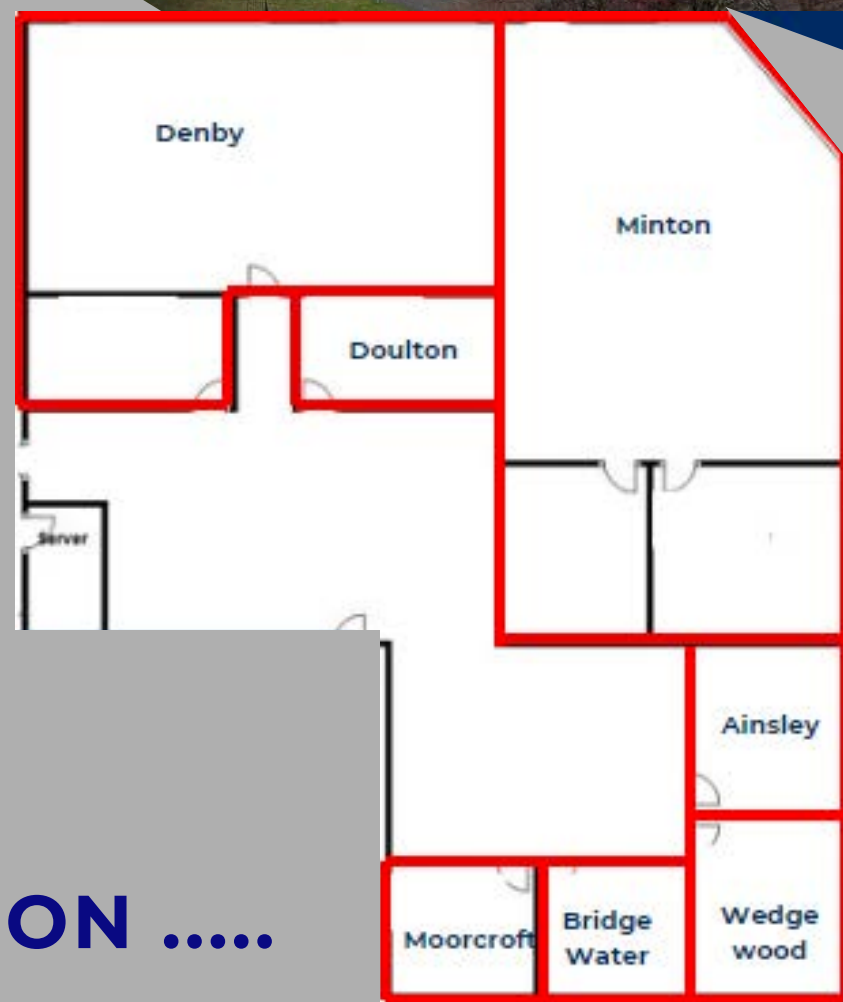


If you are looking for well-designed and fully-serviced office space for rent, the availability for any size of team is here at Landmark Business Centre.

We enable you to concentrate on growing your business distraction-free. Whether you need something for the short term, longer term or want to take a flexible approach, we've got an office space rental solution to suit you.

# SERVICED OFFICE AVAILABILITY

Demise	Sq M	Sq Ft	Desks	Monthly Cost
Denby	53	573	5	LET
Minton	75	808	8	£1,650
Doulton	8	84	1	LET
Ainsley	9	98	1	£200
Wedgewood	9	98	1	LET
Bridgewater	7	74	1	LET
Moorecroft	7	72	1	LET



**MORE SPACE COMING SOON .....**



# MEDICAL CENTRE



## Medical-Grade Fit-Out:

1. Designed to meet the exacting standards of the medical profession, this unit boasts a meticulously crafted interior tailored for medical consultations, examinations, and treatments. Every aspect of the fit-out ensures compliance with industry regulations and standards, providing a safe and conducive environment for healthcare delivery.

2. Consultation Rooms: This unit offers practitioners the space and privacy they need to engage with patients effectively. Each room is carefully laid out to optimise workflow and patient comfort, fostering an environment conducive to healing and well-being

3. Reception Area: The central reception area serves as the nerve centre of the unit. Designed to accommodate administrative tasks efficiently, the reception area ensures smooth operations and seamless patient management.



4. DDA Compliance: Ensuring accessibility for all, this unit is fully compliant with Disability Discrimination Act (DDA) regulations, providing equitable access to individuals with disabilities. From accessible entrances to thoughtfully designed facilities, every aspect of the unit is geared towards inclusivity and accessibility.

5. Full Air Conditioning: Comfort is paramount, which is why this unit features full air conditioning throughout. Whether it's maintaining optimal temperatures for medical equipment or ensuring a pleasant environment for patients and staff, the comprehensive air conditioning system guarantees comfort year-round.



# MEDICAL CENTRE AVAILABILITY

SIZE: 3870 SQ.FT

RENTAL : £POA

SERVICE CHARGE : CONTACT AGENTS

BUSINESS RATES : CONTACT AGENTS



Welcome to a prime commercial space tailored for excellence and versatility. This state-of-the-art medical center unit offers not just ground floor accessibility but a meticulously designed medical-grade fit-out, promising a seamless experience for both practitioners and patients alike. Situated in a thriving location, this property stands as a beacon of opportunity for medical professionals and entrepreneurs seeking a dynamic space to thrive.



## VIEWING

Strictly by appointment through the joint agents

# Contact

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# LANDMARK BUSINESS CENTRE

[www.landmarkbusinesscentre.com](http://www.landmarkbusinesscentre.com)

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