

# TO LET

## OFFICES

DRAYTON BEAUMONT BUILDING, MERRIAL STREET, NEWCASTLE-UNDER-LYME, ST5 2AE



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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## LOCATION

The property was formerly Newcastle-under-Lyme Police Station, located on Merrial Street and accessed off Ryecroft which forms part of the town centre ring road. The newly developed Newcastle Borough Council offices are in close vicinity overlooking Queen's Gardens, which provides public space. The private car park is accessed from Merrial Street, where there are short term parking bays and longer term pay and display bays. There are ample public car parks in close vicinity and there is short stay parking on the surrounding streets. The property is within the town centre and there is a walk through alongside the building to access Ironmarket, one of the predominant locations for eateries. Newcastle Bus Station is 0.1 miles and Newcastle offers excellent road links to the A500 (1 mile), M6 J15 (3 miles) and M6 J16 (7 miles).

## DESCRIPTION

The former Police Station has been transformed into a business hub offering a range of quality office suites over three floors in a Grade II Listed building with parking. The offices have been finished to an excellent standard and benefits include:

- An attractive Grade II Listed building.
- Secure manned reception.
- Furnished & unfurnished offices.
- Shared kitchen and WC's.
- Central heating.
- LED lighting.
- New carpets and sash windows.

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ACCOMMODATION	SQ M	SQ FT	RENT £PA	Virtual Tour
Suite 2 (Ground Floor) Various suites for 1 – 4 persons				
2a	19	205	£5,700	<a href="#">Click here</a>
2b	26	280	£7,800	
2c	23	248	£6,900	
280				

## TENURE

On new terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover common items including:

- Manned reception
- External repairs
- Building insurance
- Utilities
- Cleaning of common areas
- Building security
- Window cleaning
- Common area H&S

Tenants will be responsible for:

- Internal office repairs
- Business rates
- IT, telecoms & broadband
- Contents insurance

## EPC

Available upon request.

## RATING ASSESSMENT

To be re-assessed.



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## PLANNING

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

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## LEGAL COSTS

The ingoing Tenant is responsible for the Landlords legal costs in connection with the Lease.

## CONTACT

**James Craine**

T: 01782 202294

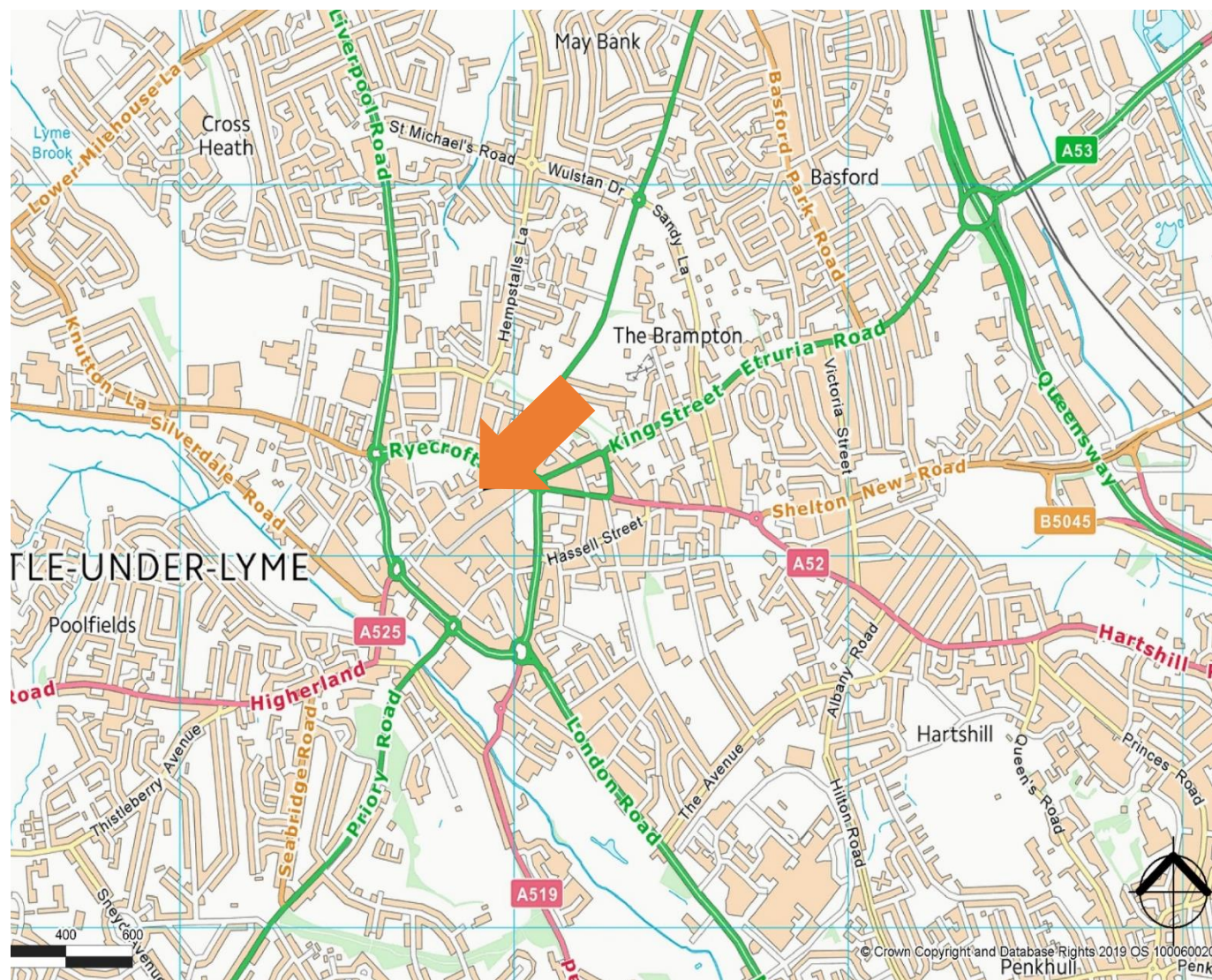
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**Mounsey Chartered Surveyors**, Lakeside,  
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# Our services

**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.

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## 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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.