

TO LET

OFFICES

COPTHALL HOUSE, KING STREET, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 1EZ



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

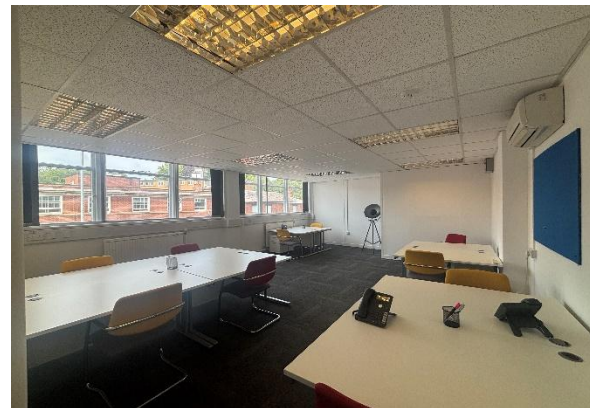
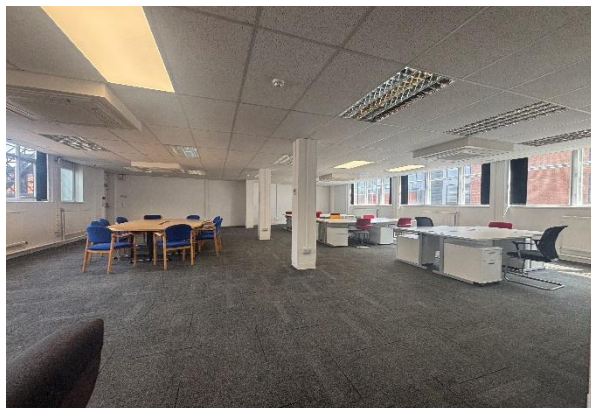
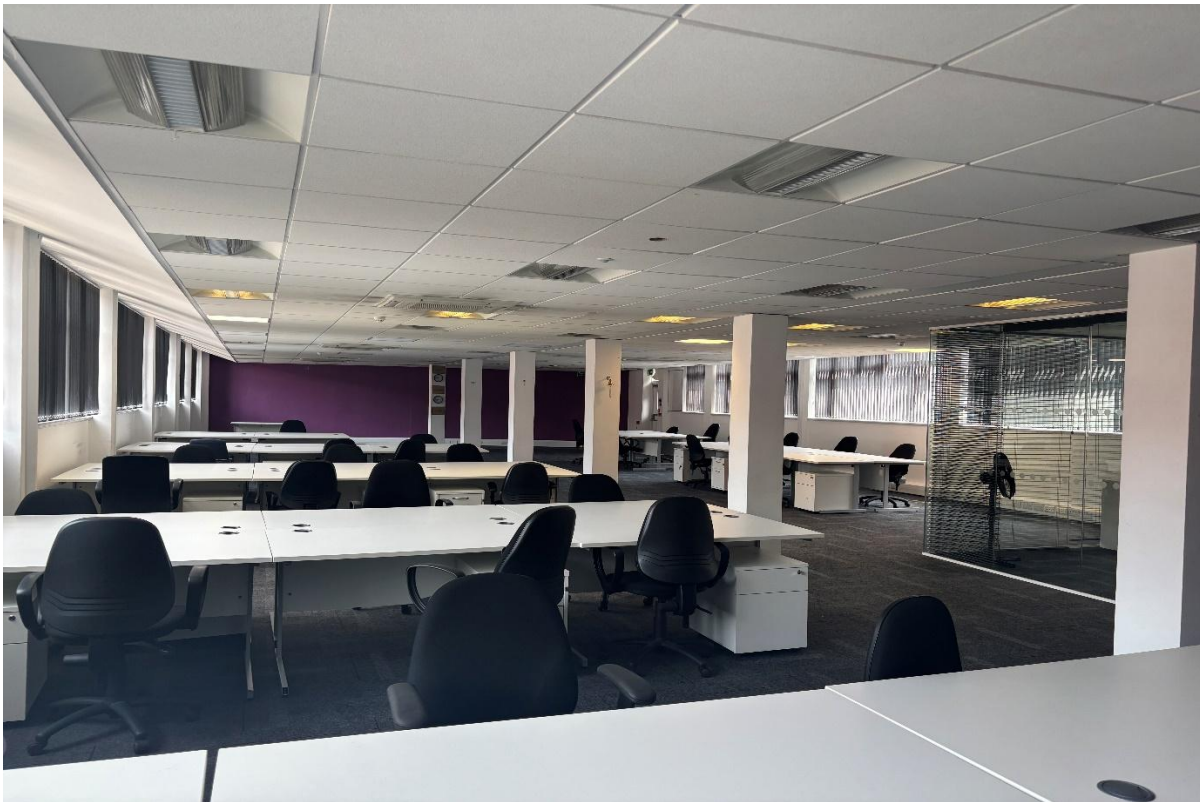
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LOCATION

The property is located on King Street with return onto Brunswick Street, on the edge of Newcastle Town Centre. The newly developed Newcastle Borough Council offices and Queen's Gardens public space are in close vicinity.

The town centre is accessible by foot via the subways which emerge onto Ironmarket. There are ample public car parks in close vicinity and there is short stay parking on the surrounding streets. Parking permits are available via Newcastle Borough Council for nearby public car parks.

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).

DESCRIPTION – [360 Tour Link Various Suites](#)

Copthall House is four floors of offices, plus a smaller fourth floor 'Penthouse' suite, and has been refurbished to provide quality office accommodation, with a manned reception. The building is a 'V' shape with a central yard which provides access to the basement parking from King Street. The offices can be occupied on a floor-by-floor basis or suites, benefits include:

- Secure manned reception.
- Open plan and cellular offices.
- Lift facility, air-conditioning & comfort cooling.
- LED & CAT 2 lighting and perimeter trunking.
- Furnishings maybe included, subject to availability.
- Onsite parking, subject to availability.

Each floor has shared kitchenette plus ladies & gents WC's, some suites may have their own kitchen areas. The lift facilitates up to the third floor, the fourth floor is stairwell access thereafter.

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ACCOMMODATION

There are a number of offices available, please contact us for further information.

TENURE

On new terms to be agreed. A service charge is applicable which includes utilities, insurance and maintenance.

EPC

D 92, expiring 11th November 2034.

RATING ASSESSMENT

Some suites may qualify under the Small Business Rates Relief Scheme. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

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 understood to be applicable.

Floor	Property type	Size	Rent
Ground - G17-G20	Office	1,292 sq ft	£9,044 /annum
Ground - G22-G30	Office	1,832 sq ft	£12,824 /annum
1st - 101-106	Office	4,166 sq ft	£24,996 /annum
1st - 125	Office	1,748 sq ft	£12,236 /annum
2nd - 201	Office	1,761 sq ft	£12,327 /annum
2nd - 202	Office	288 sq ft	£2,880 /annum
2nd - 204	Office	1,722 sq ft	£12,054 /annum
3rd - 302	Office	624 sq ft	£6,240 /annum
3rd - 304	Office	443 sq ft	£4,430 /annum
3rd - 305	Office	1,738 sq ft	£12,166 /annum
4th - 401-403	Office	591 sq ft	£5,910 /annum

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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.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

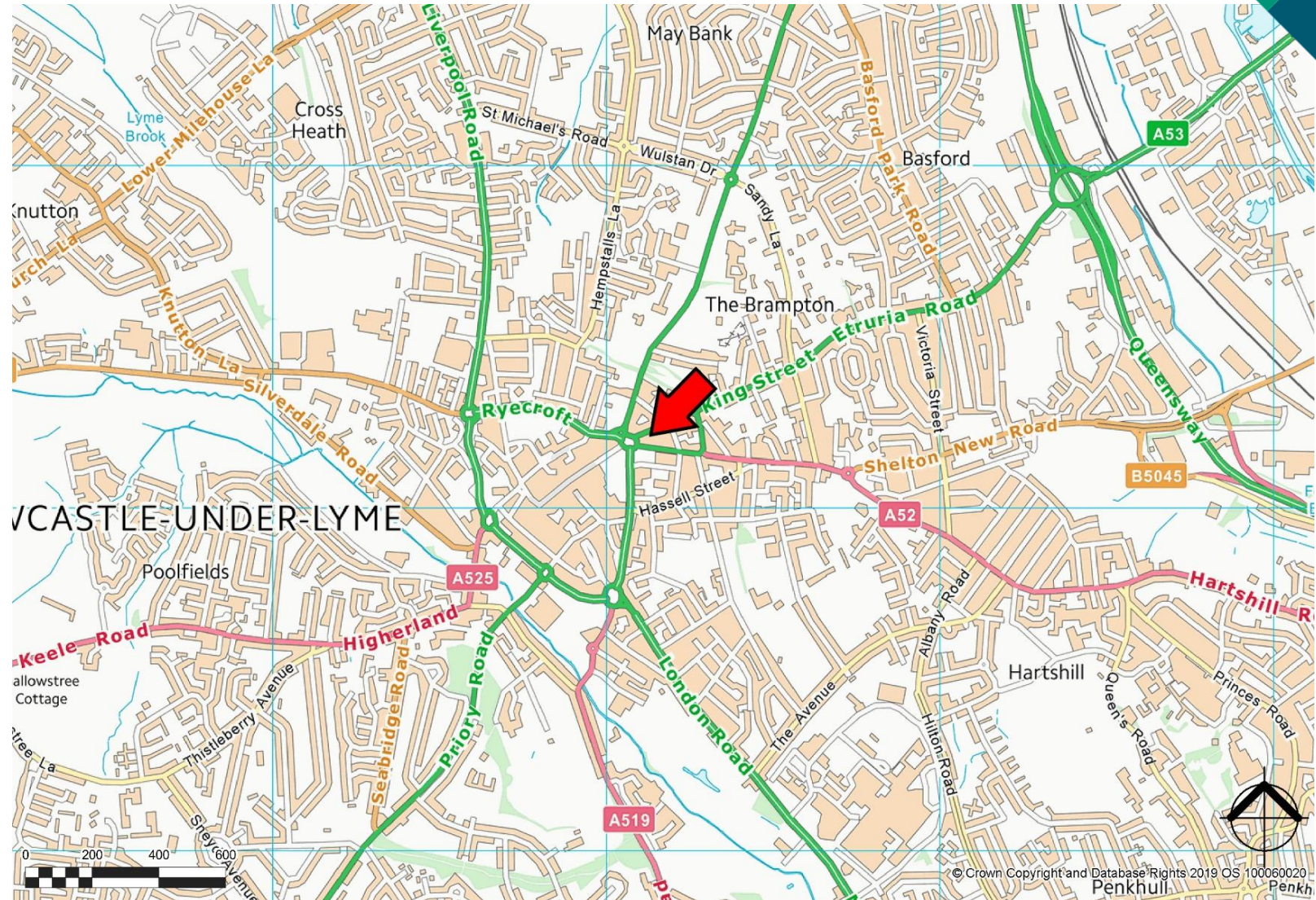
CONTACT

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Mounsey Chartered Surveyors,
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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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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.