

# TO LET

## MODERN SERVICED OFFICE SUITES

RAVENSCLIFFE, FIRST AVENUE, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 8QX



mounsey  
CHARTERED  
SURVEYORS



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## LOCATION

The premises is prominently situated on First Avenue at its junction with Porthill Bank (B5370) 300m to the southwest of the Porthill/ Middleport junction of the A500 trunk road. Porthill is a predominately residential suburb of Newcastle-under-Lyme with a good range of local amenities. Stoke-on-Trent railway station located around 2 miles to the east, providing regular mainline services to Manchester, Birmingham and London.

## DESCRIPTION

Ravenscliffe is an impressive two-storey period office building set within attractive landscaped grounds within Newcastle-under-Lyme. The property is of traditional brick construction beneath a new slate roof, retaining much of its original character, including decorative stone detailing around the entrances and windows, tall sash style windows, and elegant architectural proportions.

Internally, the building provides a range of high-quality office accommodation arranged over two floors, combining period charm with modern functionality. The offices benefit from good natural light, adaptable layouts, and well-presented staff facilities.

Externally, the property is approached via a gated entrance and offers ample on-site parking to the front.

## ACCOMMODATION

- Beacon Suite – 3 Desks, 16.38 sq. m. / 176 sq. ft.
- Bennett Suite – 8 Desks, 39.05 sq. m. / 420 sq. ft.
- Moorland Suite – 8 Desks, 38.50 sq. m. / 414 sq. ft.
- Wesley Suite – 2 Desks, 12.72 sq. m. / 137 sq. ft.
- Stanley Suite – 6 Desks, 28.09 sq. m. / 302 sq. ft.



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## INCLUSIVE BENEFITS

The licence fees cover the following for each office suite:

- Service charge
- Utilities
- Ultra-Fast broadband
- Office furniture – Desks, chairs and drawers
- Building Insurance
- Waste collection
- Digital mailroom
- Security
- Car parking
- Member networking events

## LICENCE FEE'S

Please get in touch to discuss.

## BUSINESS RATES

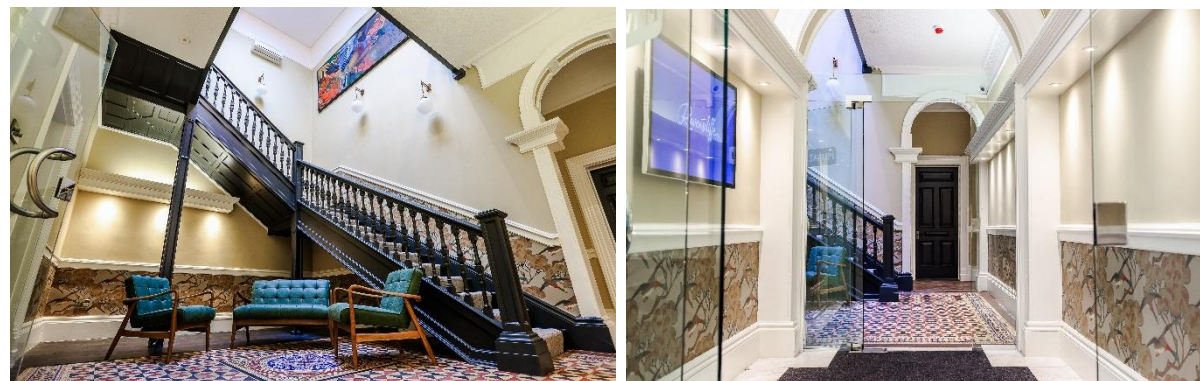
Each suite is to be separately assessed. We would recommend that any interested parties speak to Newcastle-under-Lyme Borough Council.

## EPC

The property has an EPC rating of B-42.

## SERVICES

Mains electric, water and drains are believed to be 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.



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## VAT

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

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

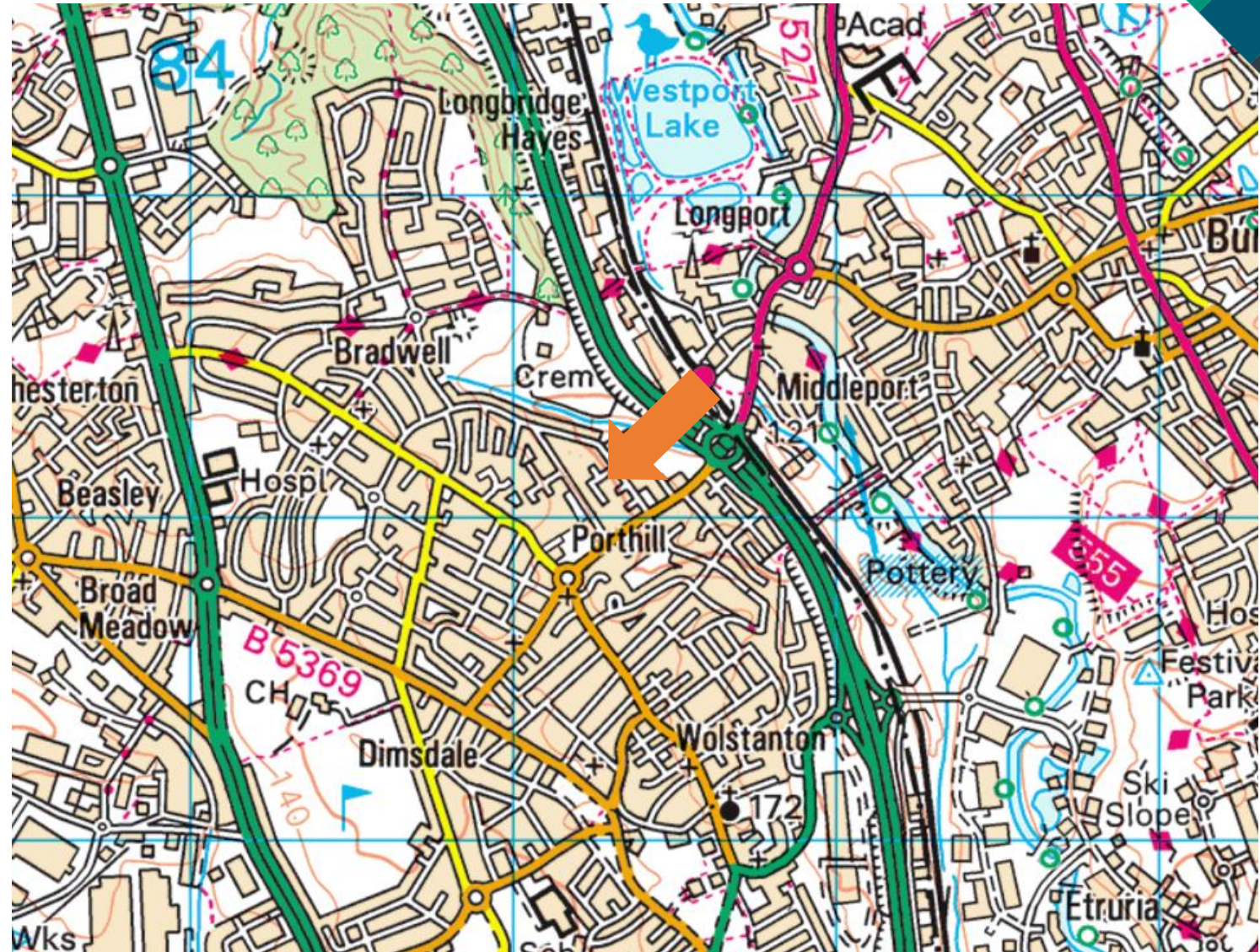
## CONTACT

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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## 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.