

TO LET

FIRST FLOOR, 11 BRINDLEY COURT
NEWCASTLE UNDER LYME, STAFFORDSHIRE, ST5 9QH



OFFICE PREMISES

940 sq ft (87 sq m) (Approx. Net Internal Area)

- Business Park Location
- On-site Allocated Parking Spaces
- Refurbished

LOCATION

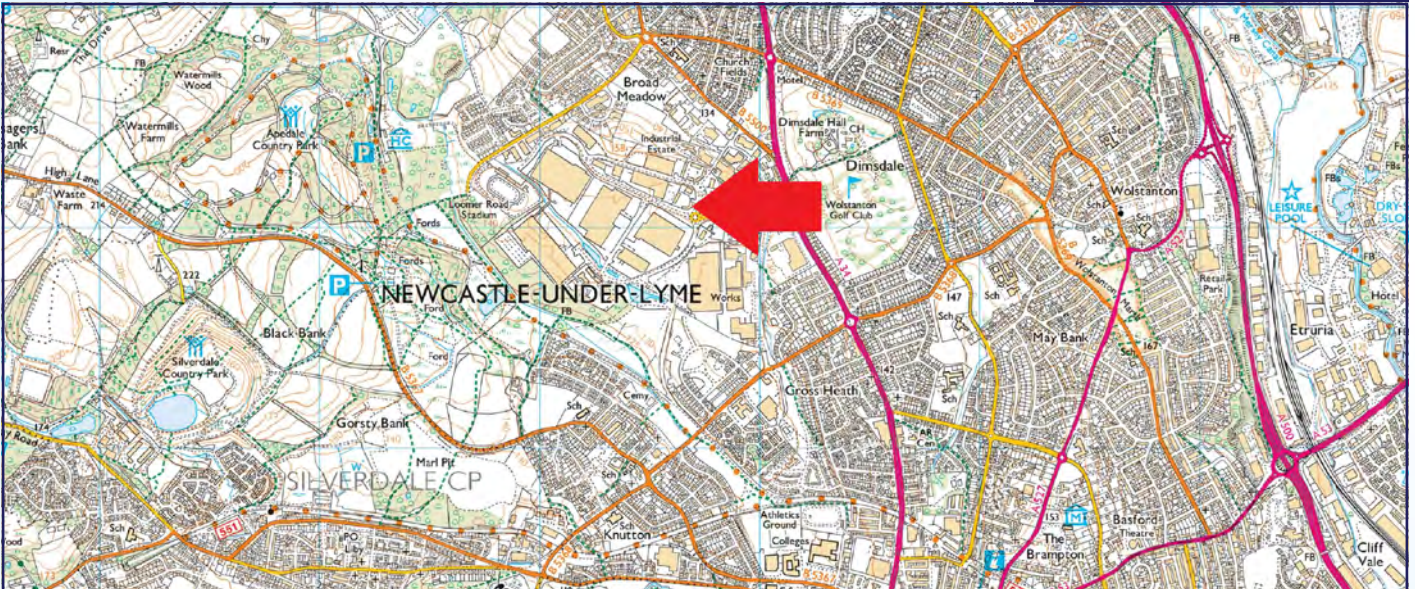
Brindley Court is situated at the entrance to Lymedale Business Park, Newcastle under Lyme. Lymedale Business Park is accessed via A34 dual carriageway which provides access to Newcastle-under-Lyme Town Centre (2miles) to the South and the A500 and M6 Motorway to North. Junction 16 is approximately 6 miles from the property and Stoke-on-Trent City Centre is approximately 5 miles to the east.

DESCRIPTION

The property comprises first floor office accommodation within a modern, brick built building of the following specification;

- Primarily partitioned meeting rooms
- Recently refurbished
- Carpeted floors
- Suspended ceiling
- Mixture of fluorescent and LED lighting
- Perimeter Trunking
- Communal WC's
- Kitchen area
- On-site allocated car parking spaces

POSTCODE: ST5 9QH

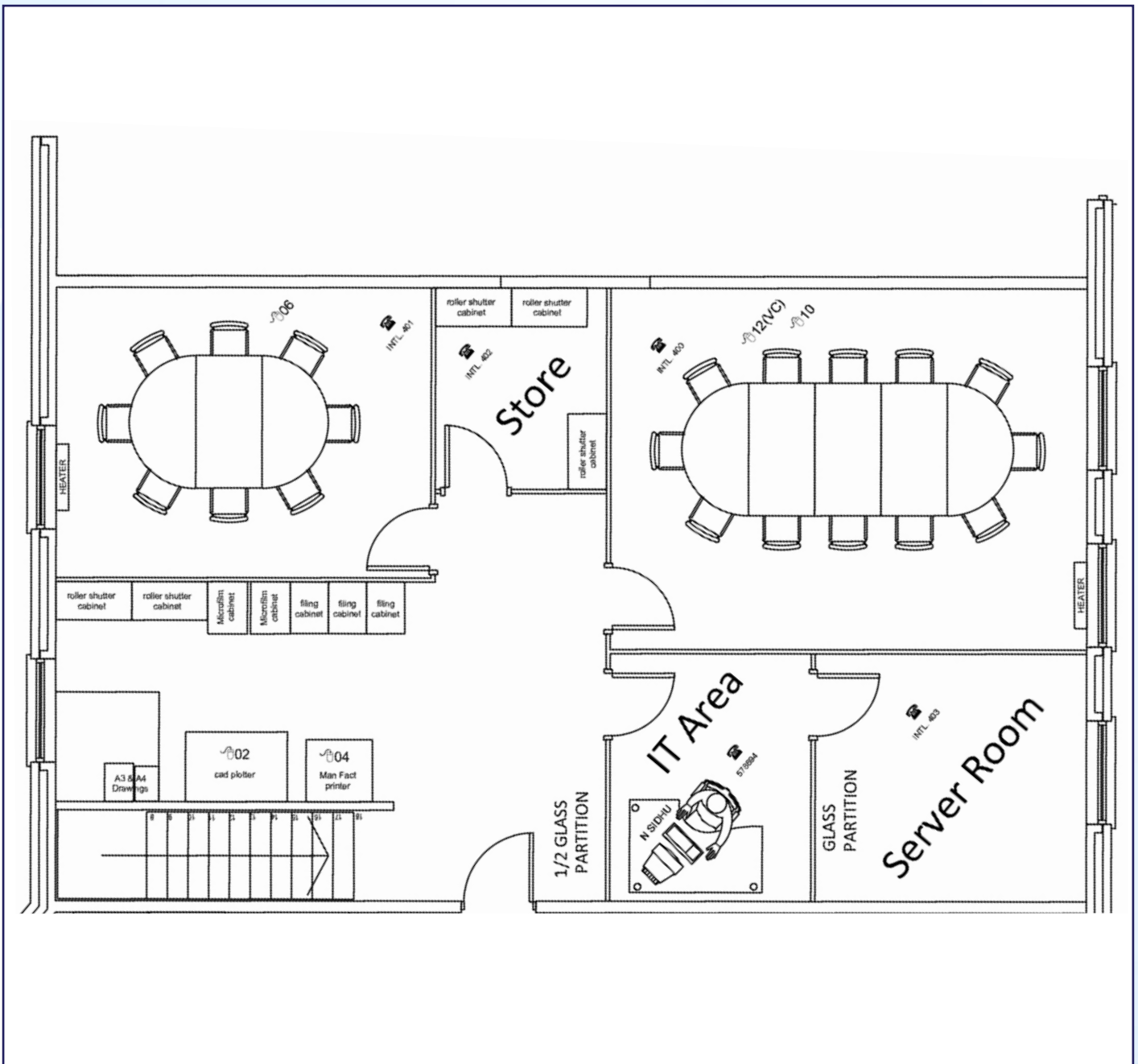


TENURE

The property is available by way of a new internal repairing and insuring lease on term to be agreed.

ACCOMMODATION

Total Approx. Net Internal Area 940 sq ft (87.36 sq m).



RENT

	UNIT 11
Rent (Per Annum exclusive)	£11,250

RATING ASSESSMENT

The property has previously been assessed for Business Rates as whole. Interested parties are to make their own enquiries with the local authority. Newcastle under Lyme Bororugh Council 01782 717717.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C (62)

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the development and internal areas of the building. Further details are available upon request.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant/purchaser is advised to obtain verification from their solicitor or surveyor.



MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.

COSTS

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

VAT

All figures quoted are exclusive of VAT which may be chargeable.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1210 Date: 06/23

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

