



RORY MACK

ASSOCIATES

**PARKLANDS, 1 LYME DRIVE,
NEWCASTLE ROAD,
TRENT VALE, STOKE-ON-TRENT,
ST4 6NW**

**TO LET
£23,000PAX**

- First floor self-contained office suite - total NIA 1,970 sq ft
- Landmark building fronting A34 with excellent links to A500, A50 and M6
- Predominantly arranged in open plan
- Onsite parking to rear with 8 allocated spaces
- EPC: Grade D (87)



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GENERAL DESCRIPTION

A prestigious self-contained office suite, situated on the first floor, predominantly of open-plan layout, with a large seating area complemented by three private offices, a board room as well as kitchen and WC amenities. Forming part of the contemporary landmark building on the outskirts of Newcastle, it boasts frontage to the A34 and offers eight dedicated on-site parking spaces to the rear. Access to the suite is via a communal entrance to the rear with secure intercom connectivity for visitors, plus lift access to the first and second floors.

LOCATION

The property has frontage to Newcastle Road (A34) and is approximately 1 mile to the south of Newcastle town centre. The A34 joins the A500 (approx. 1 mile) which links the A50 (2 miles) and Junction 15 of the M6 (3 miles).

SERVICES

All mains services are connected to and are independently metered. Gas fired central heating is installed. The suite is also air-conditioned.

TENURE

The suites are available by way of new effective full repairing and insuring leases (by way of a service charge) for a term of years to be agreed subject to a minimum term of 3 years. The 2025 service charge budget is £4,688 pa. Each party to be responsible for their own legal fees.

VAT

The rent is subject to VAT.

BUSINESS RATES

Rateable Value: £24,750
Rates Payable: £12,350.25 pa (25/26)

ACCOMMODATION

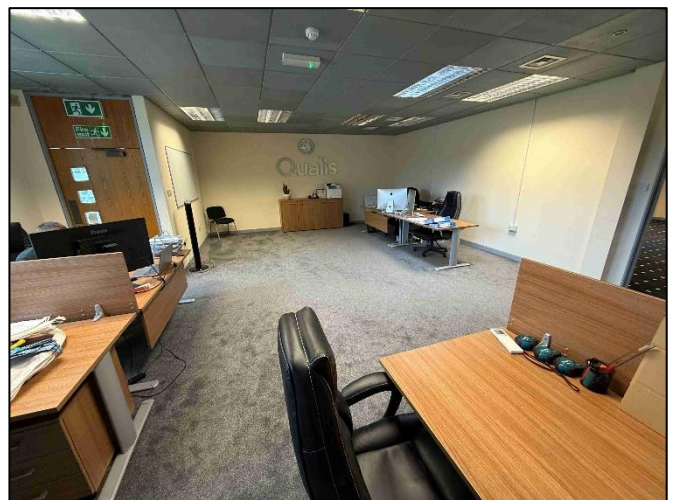
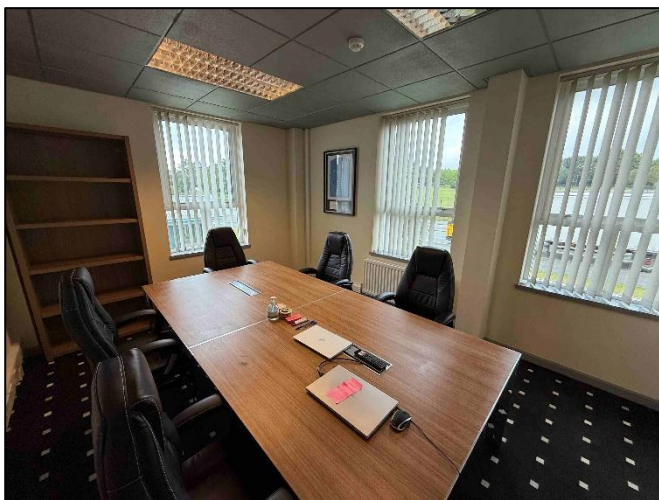
1st Floor Suite 1 (right hand side from A34 on the carpark side)

Office 1,945 sq ft
Kitchen 25 sq ft
Male WC's -
Female WC's -

Total NIA: 1,970 sq ft

ANTI MONEY LAUNDERING REGULATIONS

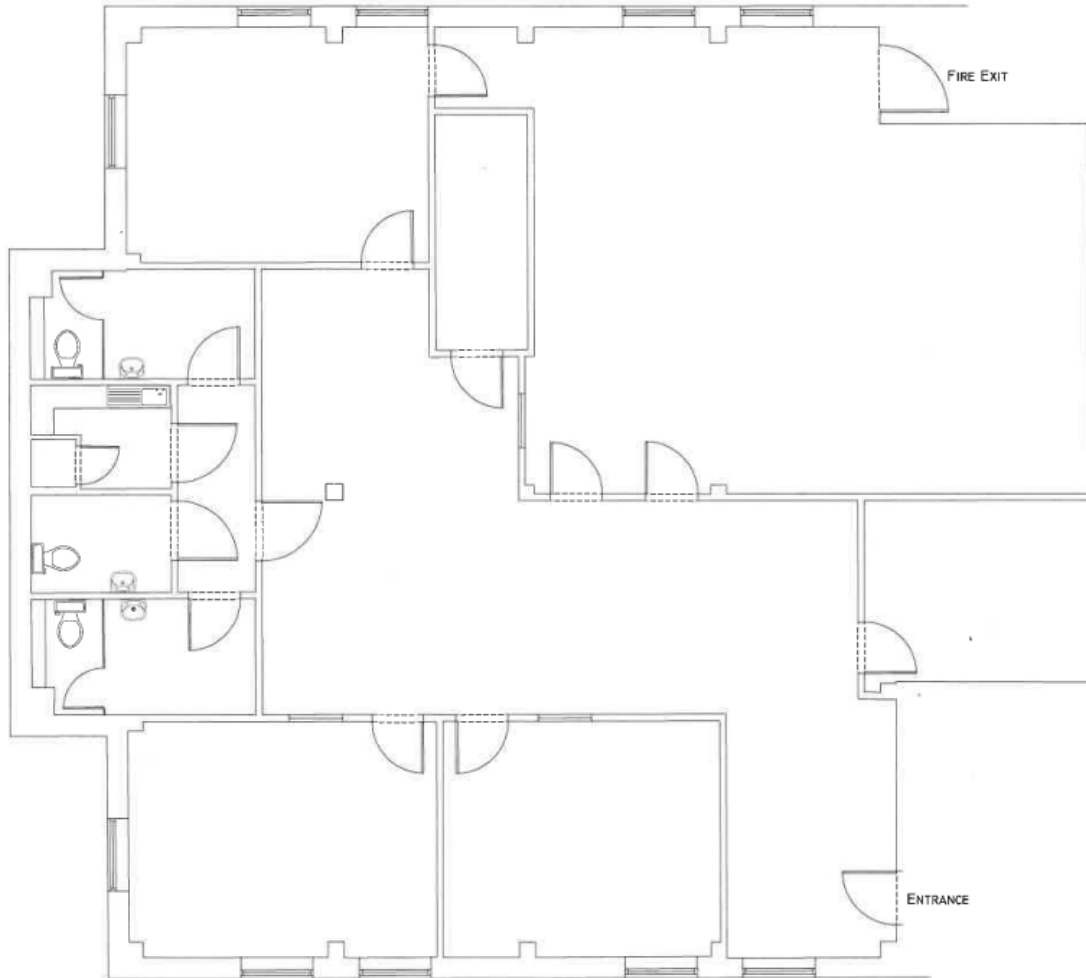
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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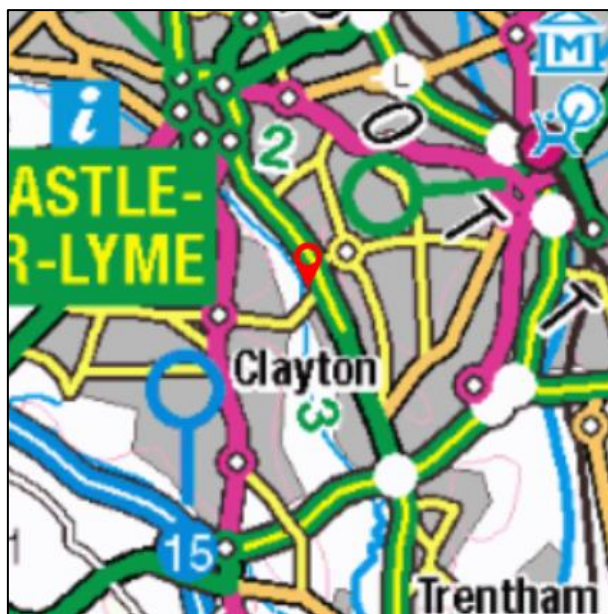
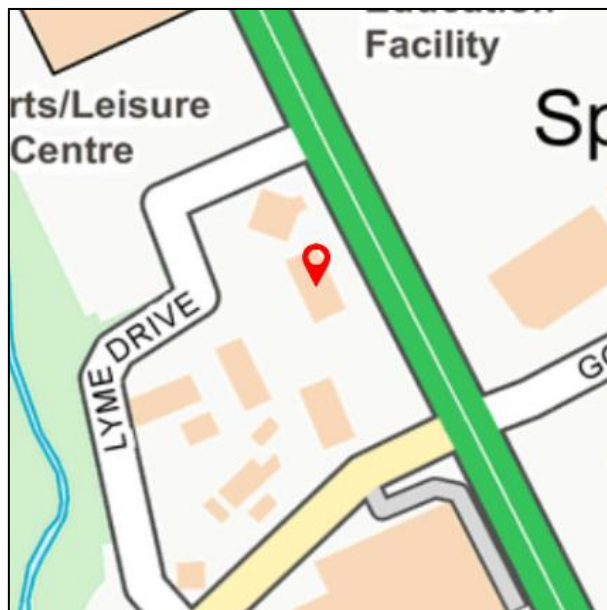
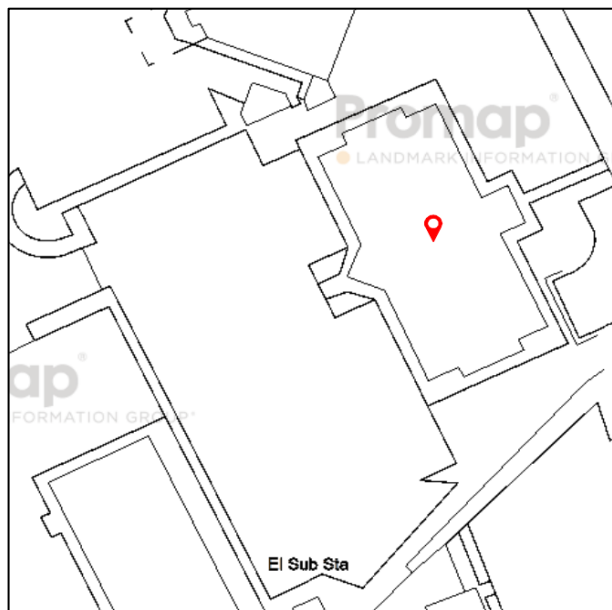
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements