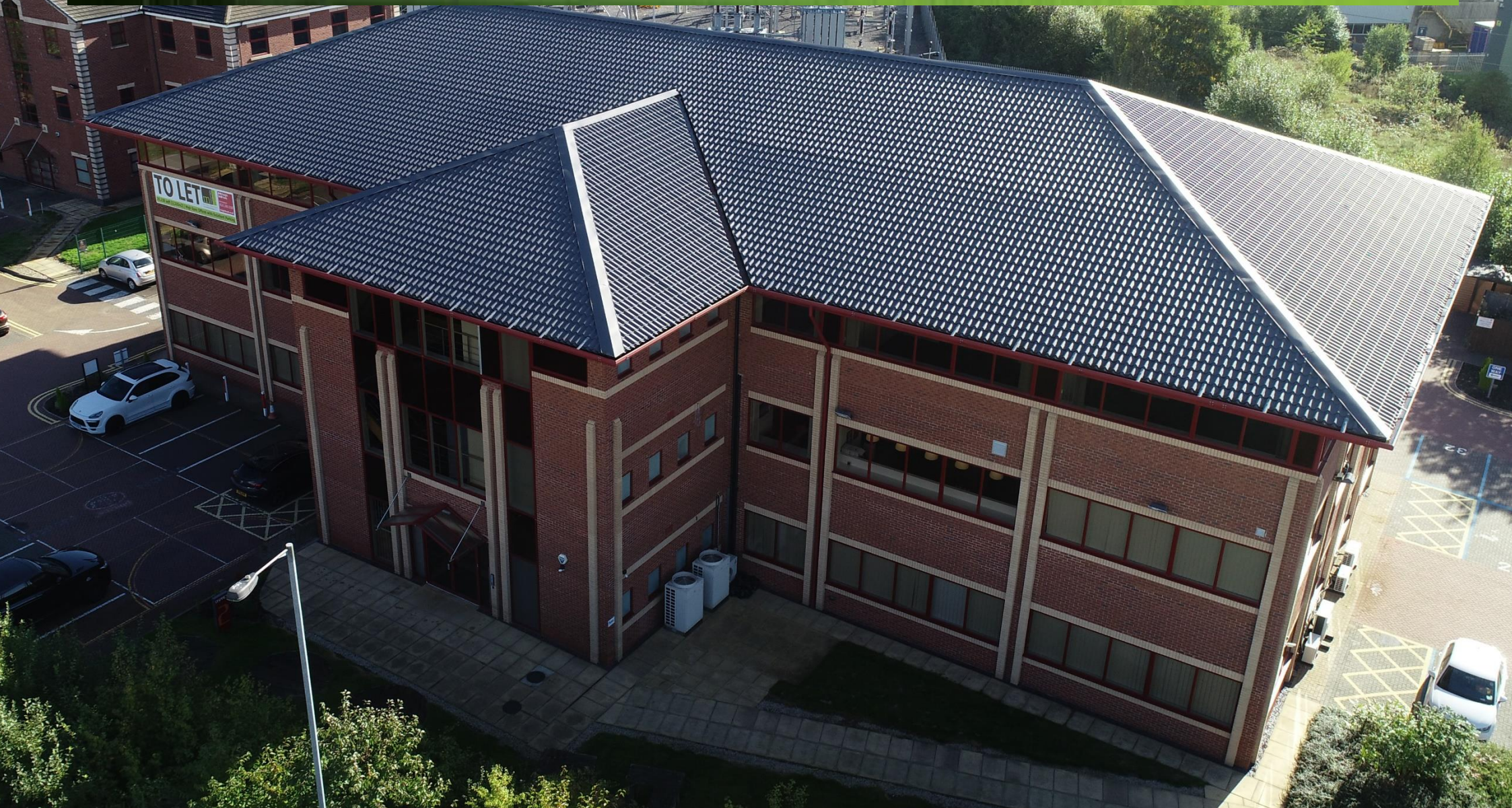


**TO LET**

**MODERN OFFICE PREMISES**

**SECOND FLOOR, BUILDING 2 BRYMBO ROAD, LYMEDALE BUSINESS PARK,  
NEWCASTLE-UNDER-LYME, ST5 9QD,**



Contact Tom Johnson: [tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)

T: 01782 202294 [mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)   

# MODERN OFFICE PREMISES



## LOCATION

Lymedale Business Park is located on the A34 dual carriageway providing a direct link to the A500 dual carriageway and the M6 Motorway at Junctions 15 & 16. Newcastle-under-Lyme Town Centre is located approximately 1.5 miles from Evolution with Stoke-on-Trent City Centre being approximately 6 miles away.

## DESCRIPTION

The property comprises a self-contained second floor office space of modern specification with the following key features:

- Steel framed with brick elevations under a tiled roof
- Double glazed aluminum windows
- Central core accessing allows floors to be split
- Suspended ceilings with acoustic tiles & Cat 2 lighting
- Dedicated car parking equating to 1:183sqft
- 8-person 630kg passenger lift
- Staff break out area

## VIRTUAL TOUR

[Second Floor Office Space](#)

Accommodation	SQ M	SQ FT
Second Floor	308.25	3,318
<b>Total Area</b>	<b>308.25</b>	<b>3,318</b>

# MODERN OFFICE PREMISES

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

£34,839 per annum plus VAT.

## EPC

Pending.

## RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council)

## SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the building and its external areas.

## PLANNING

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



# MODERN OFFICE PREMISES

## SERVICES

All mains services are believed to be connected to the property but have not been tested. 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.

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

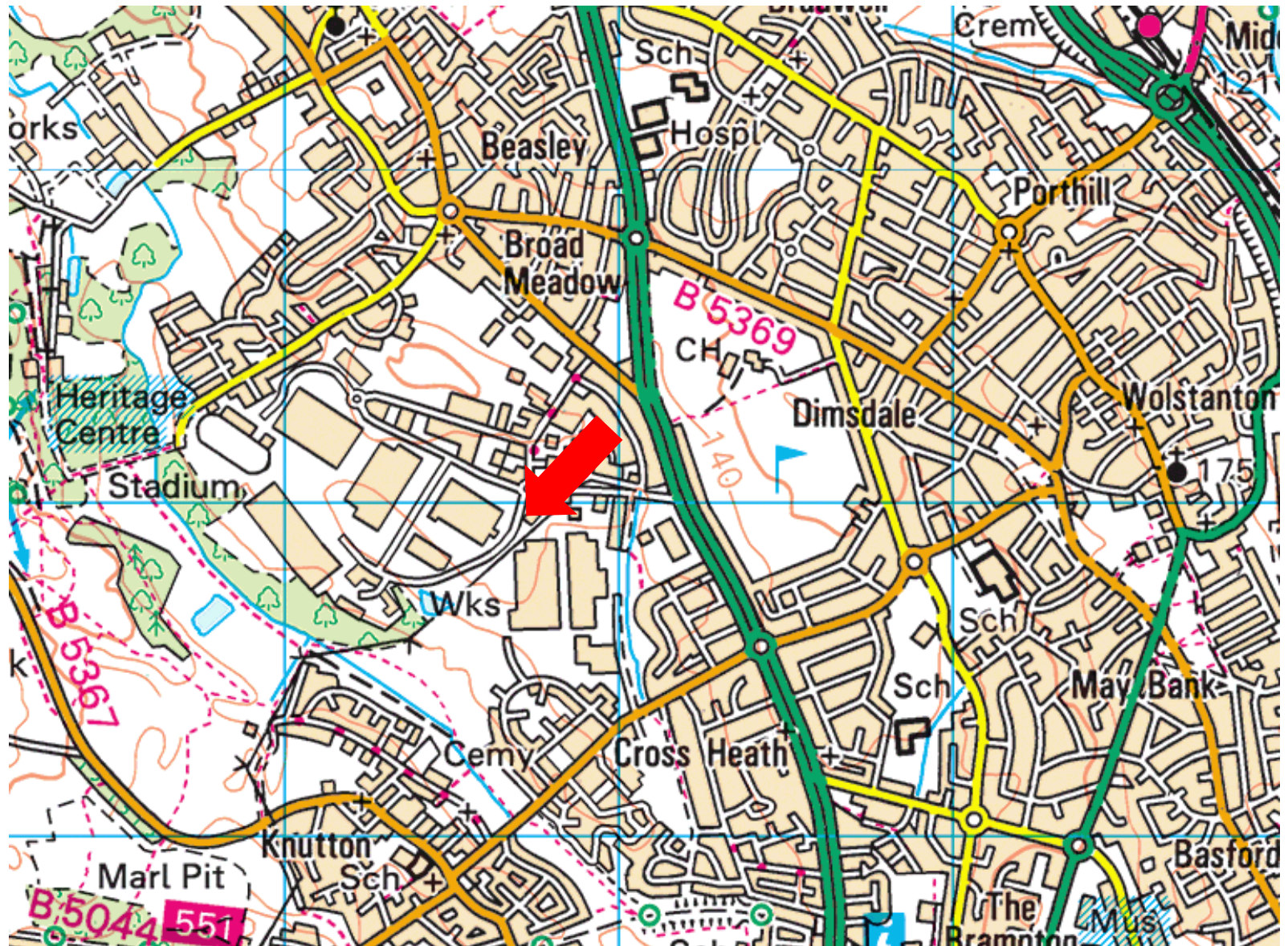
## CONTACT

**Tom Johnson**

T: 01782 202294

E: [tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival  
Park, Stoke-on-Trent, ST1 5PU



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