



Centurion House, West Street, Newcastle-under-Lyme, ST5 1BH
To Let By Assignment £8,000 per annum

Modern Offices
IPMS-3 80.66 sq. m (868 sq. ft)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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Centurion House
West Street
Newcastle-under-Lyme
ST5 1BH

Centurion House comprises a single-storey detached building of cavity brick construction under a range of flat roofs.

Inside the building provides a range of centrally heated open plan and cellular office accommodation formed with partitions and presented to a good standard to include suspended ceilings with fluorescent lighting, plastered walls, perimeter trunking and carpet to the floor.

The property benefits from:

- Gas central heating
- Suspended ceilings
- Fluorescent lighting panels
- Plastered/decorated walls
- Perimeter trunking

Location

The property is located on West Street on the outskirts of Newcastle town centre.

Accommodation

Offices/Showrooms	74.56 sq. m	802.34 sq. ft
WC	5.00 sq. m	54.00 sq. ft
Kitchen	6.10 sq. m	65.66 sq. ft
IPMS-3	80.66 sq. m	868.00 sq. ft

Services

All mains utilities services are available. Utility bills will be recharged by the landlord.

Planning

Interested parties are recommended to make their own enquiries of Newcastle-under-Lyme Borough Council. Existing permitted use is believed to fall within use Class E

Rating

The property is subject to a single assessment, classified as an office and premises in the Rating List with a Rateable Value of £14,750 (from 1 April 2026), therefore a proportional amount of the rates liability will be recharged by the Landlord.

Energy Performance

Energy Efficiency Rating C74

Tenure

Leasehold by way of Assignment of an existing 3-year internal repairing and insuring lease expiring 12 November 2027.

Rent

£8,000 per annum exclusive.

VAT

Not applicable.

Credit Check

Prospective tenants will be subject to third-party referencing for which a non-refundable fee (from £195 + VAT) is payable to Hammond Chartered Surveyors.

Costs

Each party will be responsible for their own costs.

Viewings

Viewing is strictly by appointment with the Sole Agent.

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Subject to Contract

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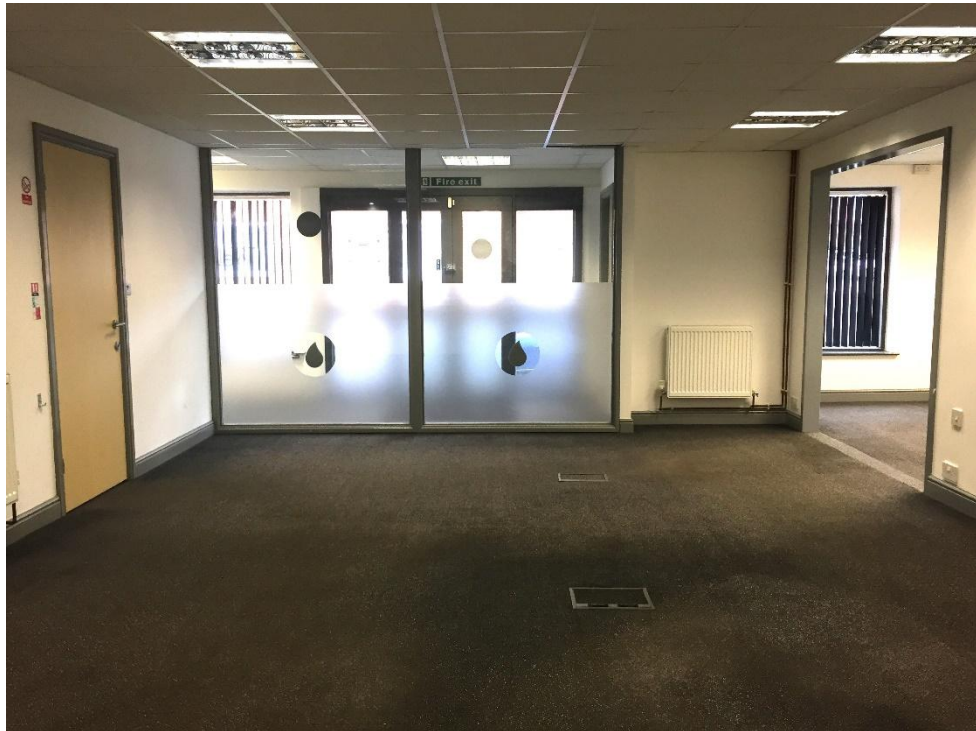
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