



Unit 2 Brymbo Road

Lymedale Business Park, Newcastle, ST5 9HX

£263,865 Per Annum



25130.00 sq ft

Grade A office space with air conditioning throughout and excellent car parking. Situated within a business park environment on the A34 dual carriageway with direct links to A500 and M6 Motorway.

Description

The property comprises a self contained office building of modern specification over three storeys. The building is steel framed with brick elevations under a pitched tiled roof and has double glazed aluminium windows. A central core accesses each floor and there are male, female and mobility impaired toilets to each floor.

Each floor has suspended ceiling with acoustic tiles and Category 2 lighting. There are also suspended raised floors and a 13 person 1,000kg passenger lift. The site has 191 car parking spaces which are shared with the adjoining office suite.

Location

The property is situated on the successful Lymedale Business Park on the A34 dual carriageway providing a direct link to the A500 dual carriageway and the M6 Motorway at junctions 15 and 16. Newcastle-under-Lyme has a population of some 75,125 people and the Town Centre is approximately one and a half miles from the property which is the administrative centre and main retail and leisure area for the Borough of Newcastle-under-Lyme.

Accommodation

Ground Floor

Reception 148 sq.ft 13.75 sq.m

Offices 8,302 sq.ft 771.26 sq.m

First Floor

Offices 8,332 sq.ft 774.04 sq.m

Second Floor

Offices 8,348 sq.ft 775.53 sq.m

Net Internal Area 25,130 sq.ft 2,334.58 sq.m

Services

All mains services are believed to be connected

Tenure

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

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

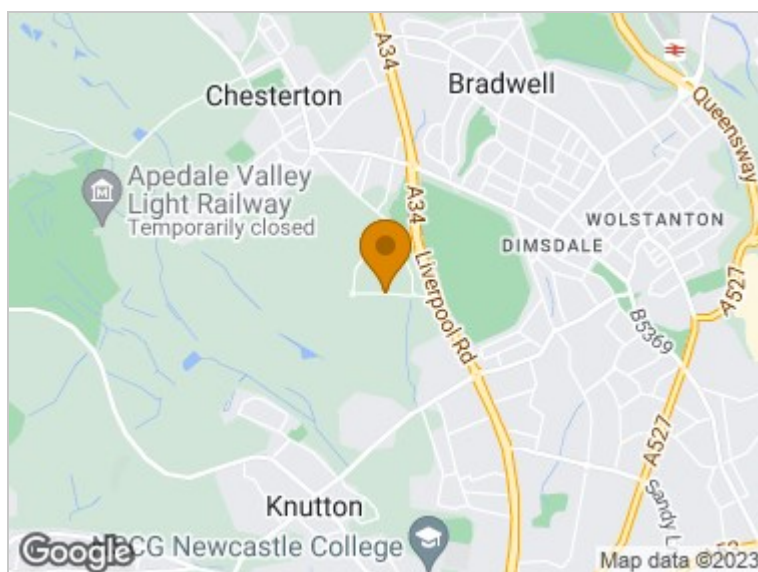
Rating

The VOA website advises the rateable value for 2020/21 is to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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