

MODERN OFFICE UNIT



LYME VALE COURT

Parklands Business Park, Newcastle Road, Stoke on Trent, ST4 6NW

TO LET (MAY SELL)
UNIT 3 - 1860 SQ FT
[\(CLICK TO VIEW VIRTUAL TOUR\)](#)



GROUND FLOOR



FIRST FLOOR

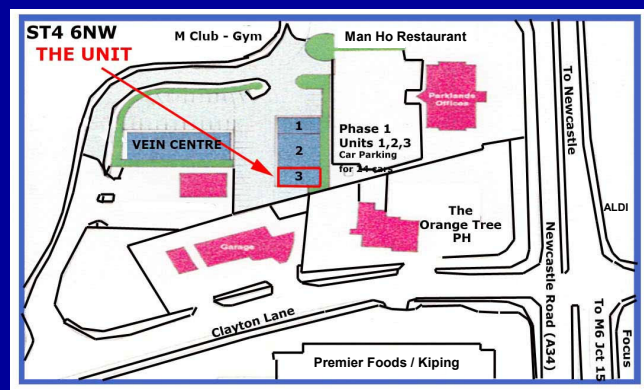
* COMPUTER FLOORING * FLEXIBLE LEASE * 7 CAR SPACES * REFURBISHED

LOCATION

Road communications serving north Staffordshire are excellent with Junction 15 of the M6 motorway being approximately 2 miles south of the development.

Parklands faces the A34 trunk road with a direct link to the A500, in turn to the A50, the latter serving the East Midlands and the M1 motorway (J24). Hanley, the regional shopping centre is 3 miles away and Newcastle Under Lyme is approximately 1 mile. Stoke on Trent is on the main west coast line serving London.

Lyme Vale Court is situated on the Parklands Business Park which includes M Club Gym, Parkland's offices, Driving Test Centre, Man Ho Restaurant and the Orange Tree, B&M, The Food Warehouse, Pets at Home, Halfords).

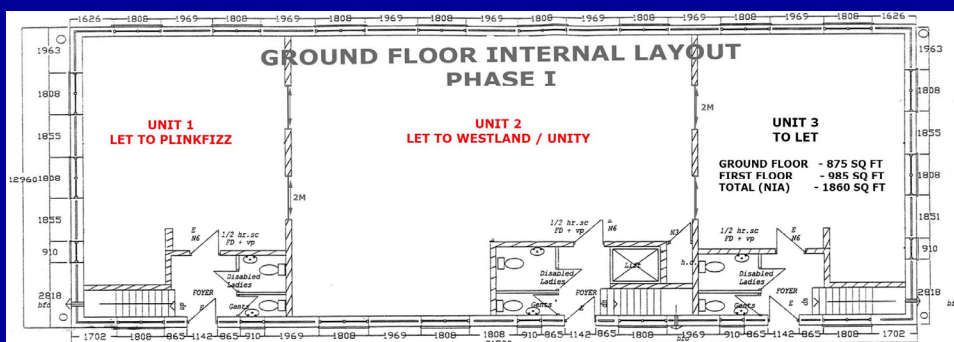


Other occupiers include The Vein Centre, Westland Environmental, Plinkfizz, Appointments Personnel

ACCOMMODATION

Unit 3 is a refurbished self contained two storey office unit. The unit has been designed for low maintenance and running costs. Broadband access is available with optical fibre (BT) lines serving the unit. The ground and first floor area benefit from the following specification:

- Gas fired central heating
- Carpet tiles (new)
- Raised computer flooring
- Male, female, disabled toilets
- Control pad entry system
- 7 car parking spaces
- Solar tinted double glazed windows
- Kitchen point on first floor
- Suspended ceilings with new LED lighting



DETAILS

Tenure/Rent

The premises are To Let on flexible lease terms, A service charge will be levied to cover the Landlord's costs incurred in the repairing and maintaining common areas.

Rates

Interested parties may qualify for up to 100% relief under the Small Business Rates Relief Scheme and are advised to contact Newcastle-under-Lyme Borough Council Business Rates department for assistance.

EPC

The building has an EPC rating of C61.

VAT

All figures quoted are exclusive of VAT.

Viewing

By prior arrangement with the joint agents - contact:



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