

Property



TO LET

Offices

11-16 18-22 St. George's Chambers
31 Merrial Street
Newcastle-under-Lyme
ST5 2AE

This first floor office accommodation forms part of a two storey property of traditional brick and is located in a central commercial position within the town of Newcastle-under-Lyme. Newcastle-under-Lyme is a thriving commercial centre offering a wide range of urban amenities. It has the benefit of excellent transport links and is within close proximity of the A34, A500 and M6.

The accommodation has a self-contained ground floor lobby.

The first floor comprises eight varying sized offices together with kitchen and toilet, extending to an overall sq. footage of approximately 2015 sq.ft.

ACCOMMODATION:	Offices range from 121 sq.ft. (11.24sqm) up to 234 sq.ft. (21.74sqm)
RENT:	£13,100 per annum
TERMS:	Internal repairing lease. Length of lease can be flexible. Vacant possession is available upon completion of the legal documentation.
SERVICES:	Mains electricity, water and drainage are available. N.B. Electrical installations have not been tested
LEGAL COSTS:	The tenant will be responsible for paying the Council's legal costs in preparing the legal documentation.
RATING ASSESSMENT:	Rateable value - £ 10,750 Rates payable (2022/2023) - £ 5504.00
VIEWING AND FURTHER DETAILS:	Contact Jean Williams or Louise Stevenson of the Property Section. Telephone: 01782 742375 or 01782 742371 Jean.williams@newcastle-staffs.gov.uk or Louise.stevenson@newcastle-staffs.gov.uk
NOTE:	Please check availability prior to making a formal offer.

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