

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 - RV £11750 Payable £6016.00 Rates payable (2023/2024) - £6016.00
VIEWING AND FURTHER DETAILS:	Contact Jean Williams or Jo Baldwin of the Property Section. Telephone: 01782 742375 or 01782 742373 Jean.williams@newcastle-staffs.gov.uk or joanne.baldwin@newcastle-staffs.gov.uk
NOTE:	Please check availability prior to making a formal offer.

These particulars are to enable prospective purchasers or tenants to decide whether to make further enquiries with a view to negotiating. They are not intended to be relied upon in any other way and accordingly neither their accuracy nor the continued availability of the property is guaranteed. They are provided on the express understanding that neither the Executive Director – Commercial Development & Economic Growth for the Borough Council are to be under any liability in respect of their contents. In the event of any officer of the Council supplying any further information or expressing any opinion, whether oral or in writing, such information or expression is to be treated as having been given on the same basis as these particulars.