

## TO LET

**Unit 20 Brock Way**  
Knutton  
Newcastle-under-Lyme  
Staffordshire  
ST5 6AZ

Constructed in 2007, this purpose built unit is prominently located and has good communication links to the A34, A500, A50 and M6 motorway. The accommodation would prove ideal for small/medium scale operations. Built to a high specification and including office accommodation, the unit is suitable for most B1, B2 and B8 uses.

<b>ACCOMMODATION:</b>	Ground floor: warehouse 83.00sq.m (893.40sq.ft), office 42.00sq.m (452.08sq.ft), kitchen, w.c. and store. First floor: office 30.07sq.m (323.67sq.ft)
<b>RENT:</b>	£16,100 per annum plus service charge, VAT and insurance.
<b>TERMS:</b>	Length of lease flexible. Tenant's full repairing terms. Vacant possession is available upon completion of the legal documentation
<b>SERVICES:</b>	Mains electricity, water and drainage are available.
<b>LEGAL COSTS:</b>	The tenant will be responsible for paying the Council's proper legal costs in preparing the lease.
<b>RATING ASSESSMENT:</b>	Rateable value - £10000 Rates payable (2023/2024) - £5120.00
<b>VIEWING AND FURTHER DETAILS:</b>	Contact Jean Williams or Joanne Baldwin of the Property Section. Telephone: 01782 742375 or 01782 742373. Email: <a href="mailto:jean.williams@newcastle-staffs.gov.uk">jean.williams@newcastle-staffs.gov.uk</a> or <a href="mailto:joanne.baldwin@newcastle-staffs.gov.uk">joanne.baldwin@newcastle-staffs.gov.uk</a>
<b>NOTE:</b>	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, Regeneration and Development nor 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.