

## TO LET

### Address

Unit 2 Dalewood Road  
Lymedale Business Park  
Newcastle-under-Lyme  
ST5 9QH

Lymedale Business Park is located one mile north of Newcastle Town Centre and benefits from excellent communication links, with the A34 in the immediate vicinity and the A500 and M6 easily accessible.

<b>ACCOMMODATION:</b>	Workshop area: 73.01sqm (786 sq.ft.) washroom and WC.
<b>RENT:</b>	£6,500 per annum exclusive, plus service charge. Payable quarterly in advance. VAT will be payable on rents and service charge.
<b>TERMS:</b>	Length of lease flexible on full repairing terms. Vacant possession is available upon completion of the legal documentation.
<b>SERVICES:</b>	Mains three phase electricity, gas, water and drainage are available. N.B. Electrical installations have not been tested.
<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 - £4350 Rates payable (2023/2024) - £2227.20
<b>VIEWING AND FURTHER DETAILS:</b>	Contact Jean Williams or Jo Baldwin of the Property Section. Telephone: 01782 742375 or 01782 742373 <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.