

RORY MACK

ASSOCIATES



**BRAMPTON BUSINESS CENTRE, 10
QUEEN STREET, NEWCASTLE-
UNDER-LYME, STAFFORDSHIRE,
ST5 1ED**

**FROM
£350 PCM**

- Serviced offices with space to suit individual requirements
- Excellent location close to the town centre
- Available on a monthly basis
- Onsite parking available



**Brampton Business Centre, 10 Queen Street, Newcastle-Under-Lyme,
Stoke-on-Trent, Staffordshire,
ST5 1ED.**

GENERAL DESCRIPTION

Brampton Business Centre offers a range of fully serviced, furnished offices situated in its own private grounds and well located within the established commercial area of Newcastle under Lyme. Accommodation is available in the two principal buildings, Brampton House and Brampton Trees and also in the

adjoining Mews building. All of the offices are recently decorated and have shared WC and kitchen facilities.

LOCATION

Situated on the A520 some 100 yards from the Newcastle inner ring road which provides a direct route by dual carriageway (A34) to the M6 motorway.

SERVICES

The monthly charge is **inclusive** of the following services:-

Lighting, heating, repairs and renewals, client reception, telephone answering, desk, chairs and filing cabinets, insurance of buildings, furniture and furnishings, car parking for residents, cleaning of common areas, cleaning of windows, mail room services, maintenance of property, gardens and car parks and office cleaning. Recently installed EV charging points.

Further additional services, billed on an agreed monthly basis are as follows:-

Secretarial services, mail franking, refreshments, book keeping, typesetting, audio typing, photocopying, word processing, direct mail database, preparation of accounts and printing.

VAT

The rent price is not subject to VAT in the Brampton Trees.

The rent price is subject to VAT in the Brampton House.

TENURE

The suites are available by way of new effective full repairing and insuring leases (by way of a service charge) for a term of years to be agreed subject to a minimum term of 3 years. Each party to be responsible for their own legal fees.

EPC

TBC

BUSINESS RATES

Rateable Value: £8,900

Rates Payable: £4,441 pa (24/26)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Brampton Mews – We currently have a ground floor suite comprising of main office, 2 side offices suitable for meeting/interview room, training room and own kitchen/toilets.

2 suites at a cost of £1,750 pcm per suite plus vat. The floors can be split into separate offices if needed.

An office suite has just become available which has been used for the past 32 years to house a very successful physiotherapy practice. It would be perfect for use by another medical professional or similar. The suite is based in Brampton Trees. £1,195 pcm.

All utilities are included.

Business rates are NOT included.

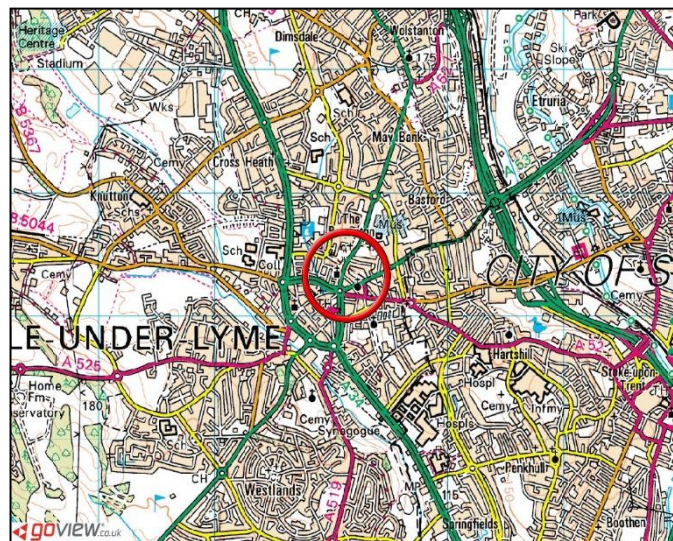
We would be happy to let one floor of the building if this would accommodate any client's needs, but this is the first time both floors have become available at the same time therefore would be a great opportunity for anyone requiring this space.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**Brampton Business Centre, 10 Queen Street, Newcastle-Under-Lyme,
Stoke-on-Trent, Staffordshire,
ST5 1ED.**



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements