

RORY MACK

ASSOCIATES

TO LET:

FROM £280 PCM

Copthall House, King Street

**Newcastle-Under-Lyme,
Staffordshire, ST5 1UE**



- **Newly refurbished Office premises**
- **Prominently located town centre location**
- **Intercom system included**
- **Flexible terms**

COMMERCIAL ESTATE AGENCY
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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

The property comprises of a substantial office premises arranged over four floors and occupying a town centre location. The property has recently been the subject of a substantial refurbishment programme and now offers superbly presented serviced office accommodation with a manned reception. There is an internal intercom system in the main foyer for when the main reception area is closed for use by the tenants and their clients. There are a range of individual offices and suites available all of which benefit from shared kitchens and welfare facilities and the manned reception. Car parking is also available (by way of separate agreement and subject to availability).

LOCATION

The property has extensive frontage to King Street and is immediately opposite the Jubilee 2 sports club, all of the town centre amenities are on the door step. King Street is accessed via the Nelson Place roundabout which forms part of the ring road (A52).

ACCOMMODATION

4th Floor:

401 - 100SQF/ £390+VAT

402 - 140SQF/ £520+VAT

403 - 270SQF/ £780+VAT

SERVICES

The rent is inclusive of all of the buildings running costs. Tenants will be required to pay their own telephone charges, contents insurance and Business Rate Liability. Individual assessments for Business Rates have yet to be determined however, businesses qualifying for Small Business Rate Relief will not pay any rates on Rateable Values below £6,000.

VAT

The rent will be subject to VAT.

EPC

TBC

PLANNING

B1 – Offices.

BUSINESS RATES

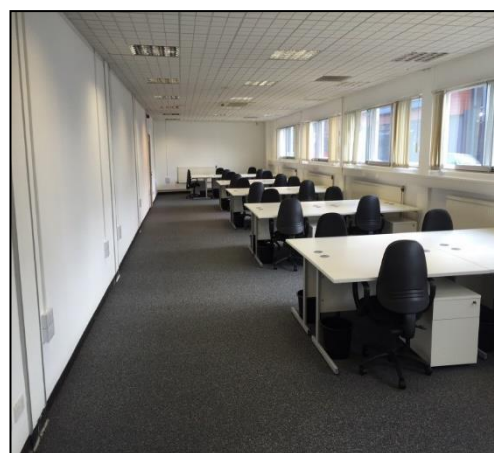
Business Rates - yet to be determined however, businesses qualifying for Small Business Rate Relief will not pay any rates on Rateable Values below £6,000.

TENURE

A new Internal Repairing and Insuring lease for a term of years to be agreed, subject to rent review every three years and with the incoming tenant being responsible for Landlord's reasonable legal fees. Individual suites can be made available by way of either a lease or Licence Agreement for a minimum duration of 12 months.

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Strictly by appointment through agents:

Rory Mack Associates

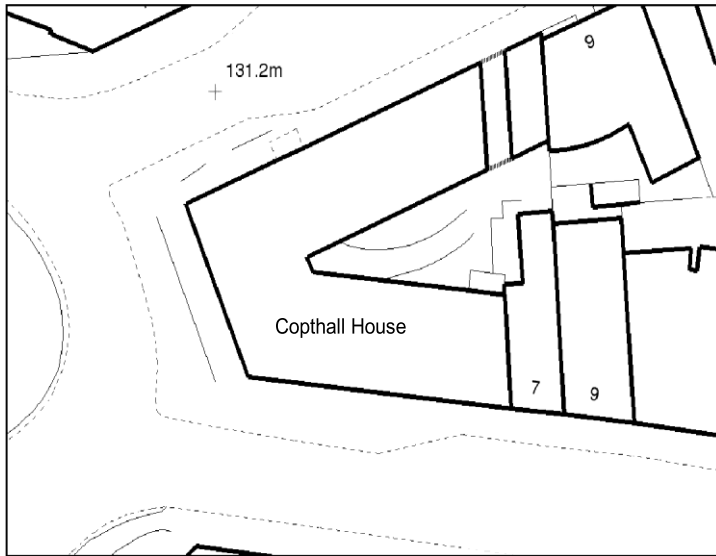
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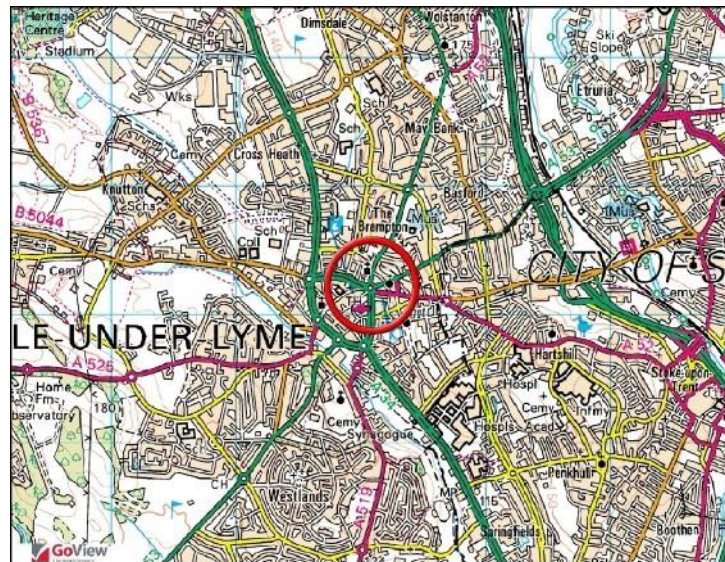
ORDNANCE MAP



STREET MAP



TOWN MAP



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