

RORY MACK

ASSOCIATES

TO LET:

FROM £350 PCM

Brampton Business Centre, 10 Queen Street

**Newcastle-under-Lyme
Staffordshire, ST5 1ED**



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

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Rory Mack Associates Ltd.
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Reg No. 6424169

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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.

ACCOMMODATION

We currently have 2 offices available. Brampton Mews – Suitable for up to 10-15 persons maybe more – ground floor suite comprising of main office, 2 side offices suitable for meeting/interview room, training room and own kitchen/toilets.

1st floor. This Suite comprises of a main office with 4 side offices with Kitchen/toilet. This office would accommodate 10 – 15 persons.

There is a foyer into the building leading to both suites.

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.

There are two further offices coming available soon.

Brampton House - Office 9

This office is in a great position on the ground floor at the front of the Brampton House, this would be suitable for 2/3 persons.

Brampton Trees – Office 3

This Suite has been used as a Physiotherapy practice for the past 33 years! the accommodation would also be suitable for general office use. It comprises of a main office and 3 further consultation rooms/offices. There is also seating/waiting space in the communal areas. This Suite is located in Brampton Trees which is within the business centre and is surrounded by beautiful gardens.

All utilities are included.

Business rates are NOT included.

SERVICES FACILITIES

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, bookkeeping, typesetting, audio typing, photocopying, word processing, direct mail database, preparation of accounts and printing.

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CAR PARKING

There is generous car parking for residents and their visitors within the private grounds of Brampton House.

RORY MACK**ASSOCIATES****TENURE**

The offices are available on a monthly licence basis capable of renewal and terminable by the granting of three calendar months' notice. Payment of one calendar months' rent in advance is required plus a refundable deposit which is judged at the time of negotiation. Competitively priced monthly charges will be quoted at the time of inspection in line with general rental levels prevailing within the building at the time and the size and standard of the said accommodation. For those offices in Brampton House the rent will be subject to VAT. For those offices in Brampton Trees, the rent will not be subject to VAT. For further details please contact the agent. C0400/200921.

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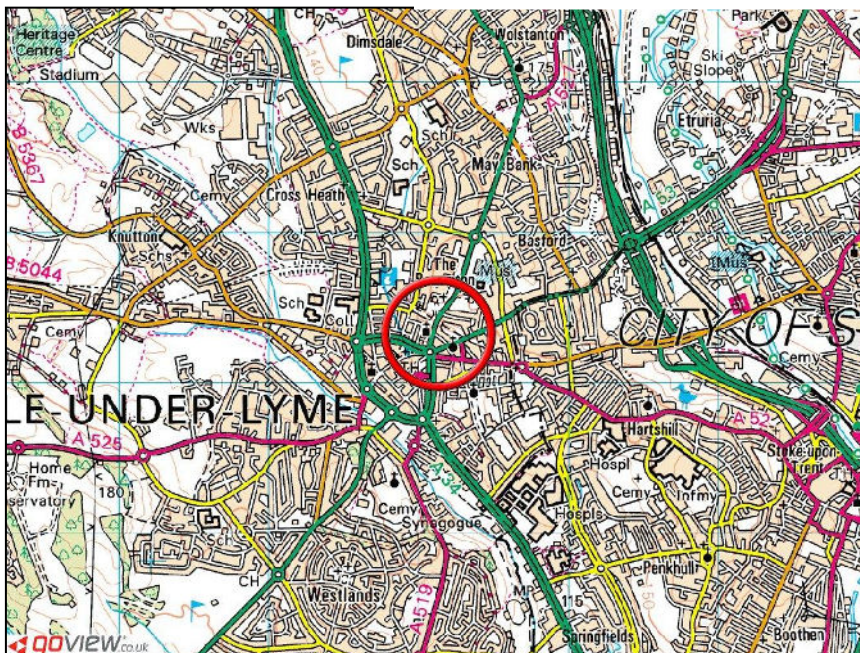
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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