butters john bee bjb

Unit 2 Brymbo Road, Lymedale Business Park, Newcastle, ST5 9HX

25,130 Sq.ft
2,334.58 Sq.m

£263,865

Per annum

Grade A office space with air conditioning throughout and excellent car parking. Situated within a business park environment on the A34 dual carriageway with direct links to A500 and M6 Motorway.

To view: 01782 212201
commercial@bjbmail.com

RICS

Description
The property comprises a self contained office building of modern specification over three storeys. The building is steel framed with brick elevations under a pitched tiled roof and has double glazed aluminium windows. A central core accesses each floor and there are male, female and mobility impaired toilets to each floor.

Each floor has suspended ceiling with acoustic tiles and Category 2 lighting. There are also suspended raised floors and a 13 person 1,000kg passenger lift. The site has 191 car parking spaces which are shared with the adjoining office suite.

Location
The property is situated on the successful Lymedale Business Park on the A34 dual carriageway providing a direct link to the A500 dual carriageway and the M6 Motorway at junctions 15 and 16. Newcastle-under-Lyme has a population of some 75,125 people and the Town Centre is approximately one and a half miles from the property which is the administrative centre and main retail and leisure area for the Borough of Newcastle-under-Lyme.

Accommodation
Ground Floor
Reception 148 sq.ft 13.75 sq.m
Offices 8,302 sq.ft 771.26 sq.m

First Floor
Offices 8,332 sq.ft 774.04 sq.m

Second Floor
Offices 8,348 sq.ft 775.53 sq.m
Net Internal Area 25,130 sq.ft 2,334.58 sq.m

Services
All mains services are believed to be connected

Tenure
The property is available by way of a new lease on terms to be agreed.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Rating
The VOA website advises the rateable value for 2020/21 is to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Contact
For all enquiries other than viewings please contact;

Richard Day BSc(Hons)MRICS
Email : commercial@bjbmail.com

IMPORTANT NOTICE
As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.