

RORY MACK

ASSOCIATES

TO LET:

From £300 pcm

International House

**Stubbs Gate, Newcastle under
Lyme, ST5 1LU**



- **Well-presented serviced office premises with secure parking available**
- **Set within a convenient location within 200 yards of town centre**
- **From 352 sq ft**
- **Refurbished throughout and ready for immediate occupation**
- **Flexible terms available**

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Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

International House, is a modern purpose built office premises arranged over ground and 1st first floor offering a total gross internal floor area extending to 6,460 sq ft with individual offices available for occupation on a serviced basis. The entire property has recently been completely refurbished and is now presented in superb condition, ready for immediate occupation. The property has frontage to Stubbs Gate and has a secure car park with eleven designated car parking spaces. There is also a central courtyard area providing additional car parking facilities. The property is double glazed throughout and part air conditioned. There is Cat 5 cabling throughout, terminating in a designated server room. A fire and intruder alarm and a keyless entry system is also installed.

LOCATION

As referred on the attached plans the property is located approx 200 yards to the south of the town centre in a predominantly residential area and is within 50 yards of the junction with Brook Lane (B5043), one of the principal roads leading into the town centre

ACCOMMODATION

ROOM	SQ FT	MONTHLY RENT	STATUS
1	352	£300 + VAT	AVAILABLE
2	450		LET
3	166		LET
4	430		LET
5	484	£600 + VAT	AVAILABLE
6	166		LET
8 & 9	807		LET
11	902		LET

SERVICES (Included in Rent)

The below points would be included in the rental fee at International House.

- Buildings Insurance
- Electricity
- Heating
- Business Rates
- Repairs and maintenance of internal and external parts
- Cleaning of common parts including WC's and kitchen
- Water Rates
- Property Management
- Parking – 1 Space

Additional Charges

- VOIP Phone System

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VAT

The rent will be subject to VAT

TENURE

Individual offices are available by way of Licence Agreement for a term of months to be agreed. Tenants will be required to pay a rent deposit equal to one month's rent and rent will be paid monthly in advance by way of standing order.

VIEWING

Strictly by appointment through agents:

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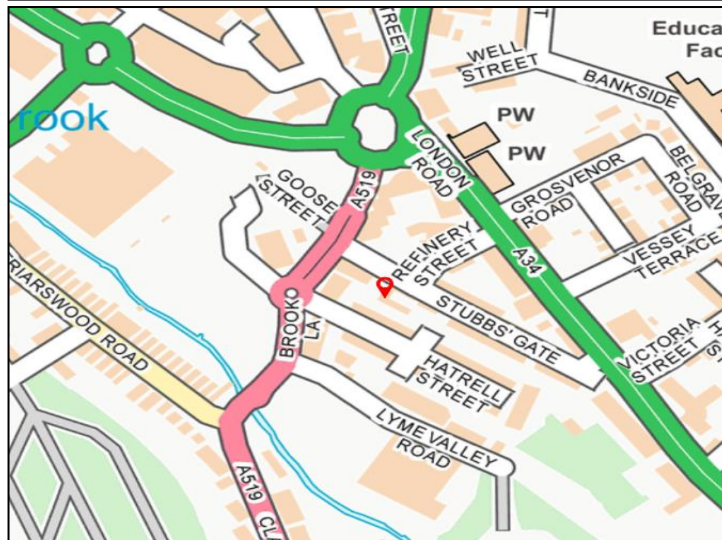
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