

RORY MACK

ASSOCIATES

INDIVIDUAL OFFICES TO LET FROM: £220 PCM

MIC House, 8 Queen Street

Newcastle-under-Lyme
Staffordshire, ST5 1ED



- Well-presented Serviced-Office premises with onsite car parking
- Individual rooms from 45 sq. ft. to larger suites available
- Versatile layout and retaining many original period features
- **Available by way of flexible license agreements**
- Close to Newcastle town centre

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Rory Mack Associates Ltd.
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Reg No. 6424169

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GENERAL DESCRIPTION

A Grade II listed property, known locally as MIC House originally constructed as a substantial residence in the Victorian era, is now offering superbly presented serviced office accommodation. The property is arranged over three floors and retaining many original features. The premises offers a versatile range of offices and is well served with shared kitchen and toilet facilities throughout. The property has been modernised throughout and has the added benefit of basement storage, 6 marked car parking spaces and an enclosed yard area to the rear.

LOCATION

The detached property has extensive frontage to Queen Street (A527) and return frontage to Hanover Street and is approximately 500 yards to the north of the town centre and opposite on-street parking. The property is conveniently located to the road network with the A500 being directly accessed via the A53 approximately 1½ miles away.

ACCOMMODATION

OFFICE:

Reception:	201 sq. ft.	£400 PCM
Ground Floor Office 1:	348 sq. ft.	£700 PCM
Ground Floor Office 2:	282 sq. ft.	£550 PCM
Ground Floor Office 3:	168 sq. ft.	£325 PCM
Ground Floor Office 4:	128 sq. ft.	£250 PCM
Ground Floor Office 5:	165 sq. ft.	£325 PCM
1st Floor Office 1:	218 sq. ft.	£330 PCM
1st Floor Office 2:	141 sq. ft.	£250 PCM
1st Floor Office 3:	211 sq. ft.	£330 PCM
1st Floor Office 4:	192 sq. ft.	£380 PCM
1st Floor Office 5:	259 sq. ft.	£525 PCM
2nd Floor Office 1:	194 sq. ft.	£400 PCM
2nd Floor Office 2:	137 sq. ft.	£220 PCM
2nd Floor Office 3:	184 sq. ft.	£350 PCM
2nd Floor Office 4:	269 sq. ft.	£535 PCM

VAT

The property is not registered for VAT.

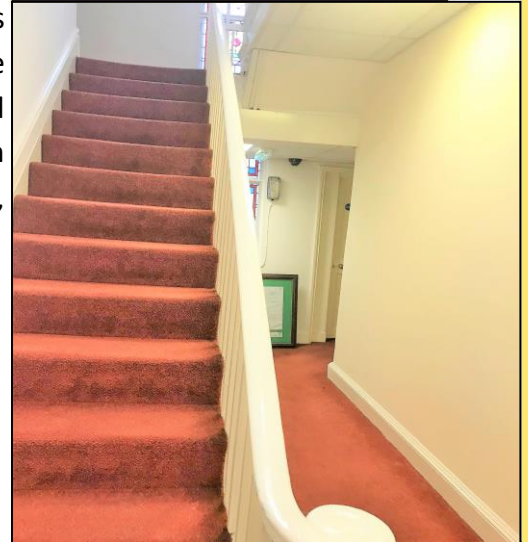
SERVICES INCLUDE:

The following services are included in the rent:

- Buildings Insurance
- Repairs and maintenance of internal and external parts
- Cleaning of common parts including WC's and kitchen

ADDITIONAL CHARGES

- Internet
- Telephone Calls
- Contents insurance
- Business Rate Liability
- Service Charge which covers your electricity/water etc bills (dependant on usage and number of rooms taken)



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BUSINESS RATES

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.

CAR PARKING

There are a number of spaces available to the side of the property, subject to availability and negotiation with the landlord. The charge for 1 parking space per person for unlimited use is £45 per calendar month.

TENURE

The individual offices are available by way of License Agreement for a term to be agreed and at a cost of £200 plus VAT. Tenants are required to pay a rent deposit equal to two month's rent plus the first month's rent in advance upon completion. Rent thereafter to be paid monthly by standing order.

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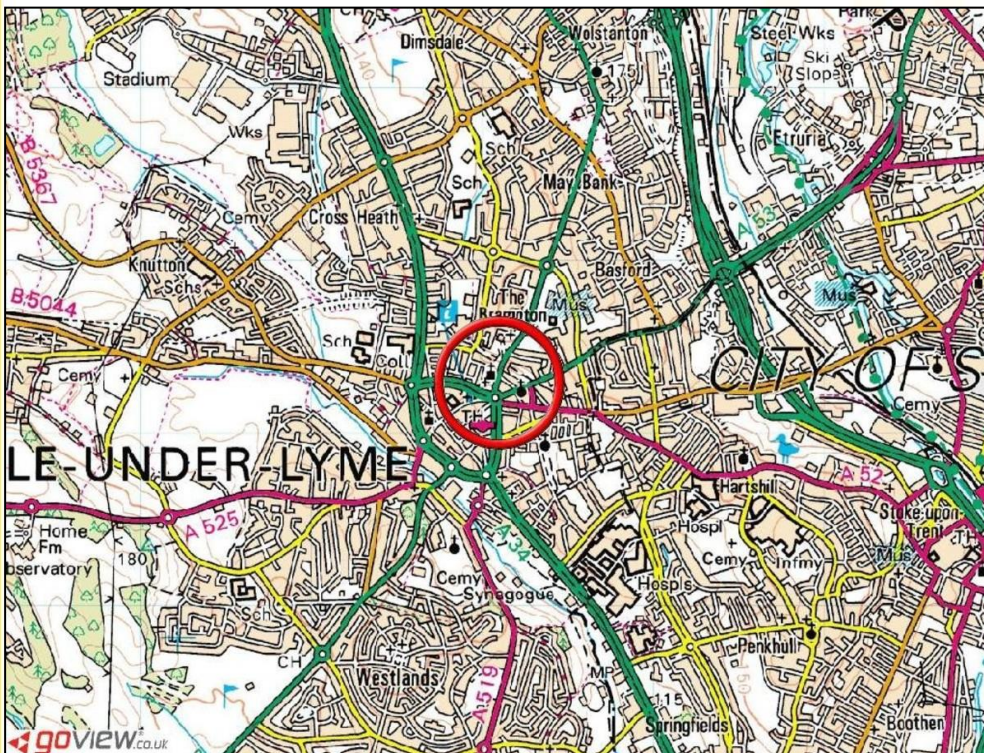
ORDNANCE MAP



STREET MAP



TOWN MAP



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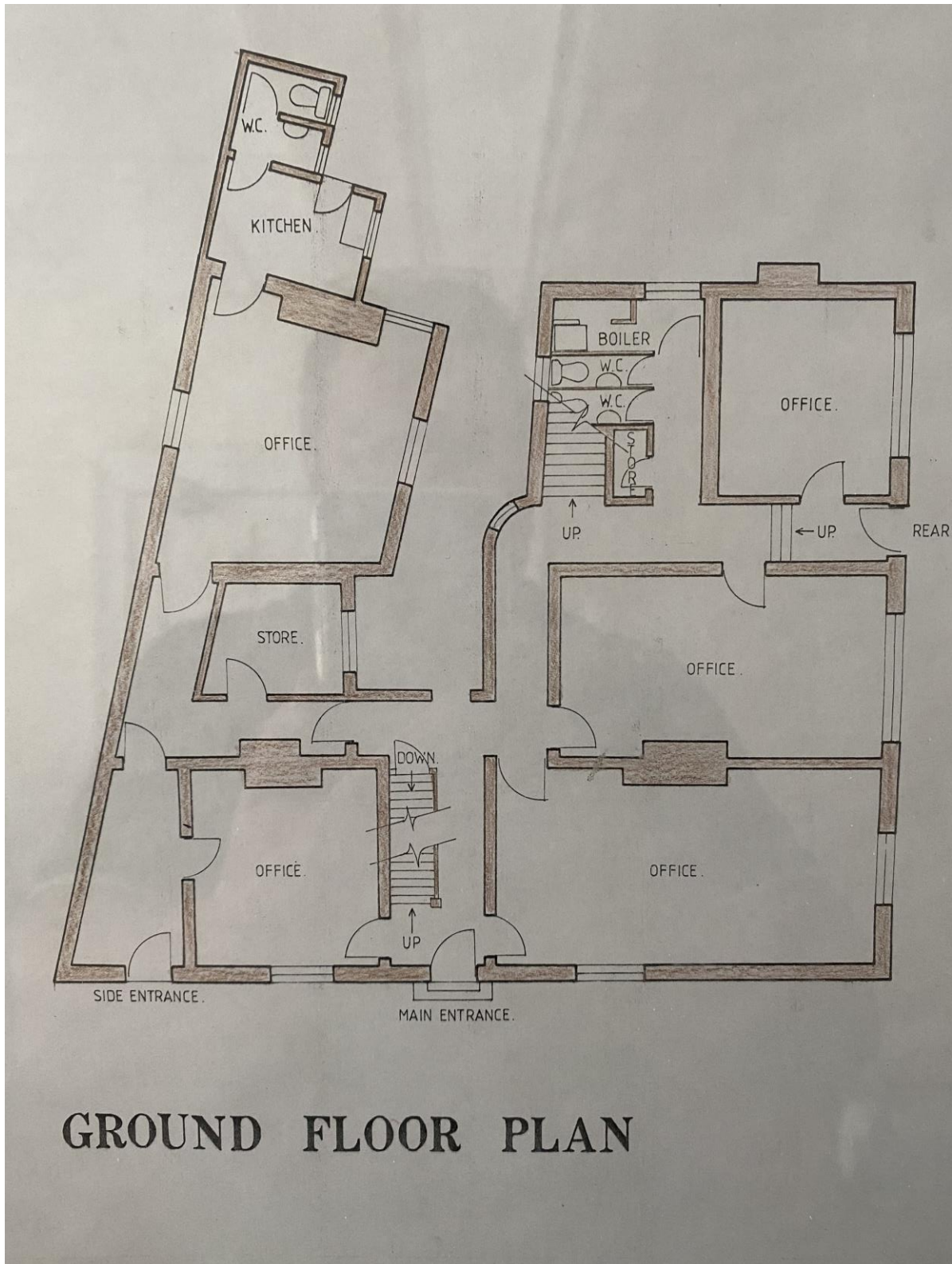
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GROUND FLOOR PLAN

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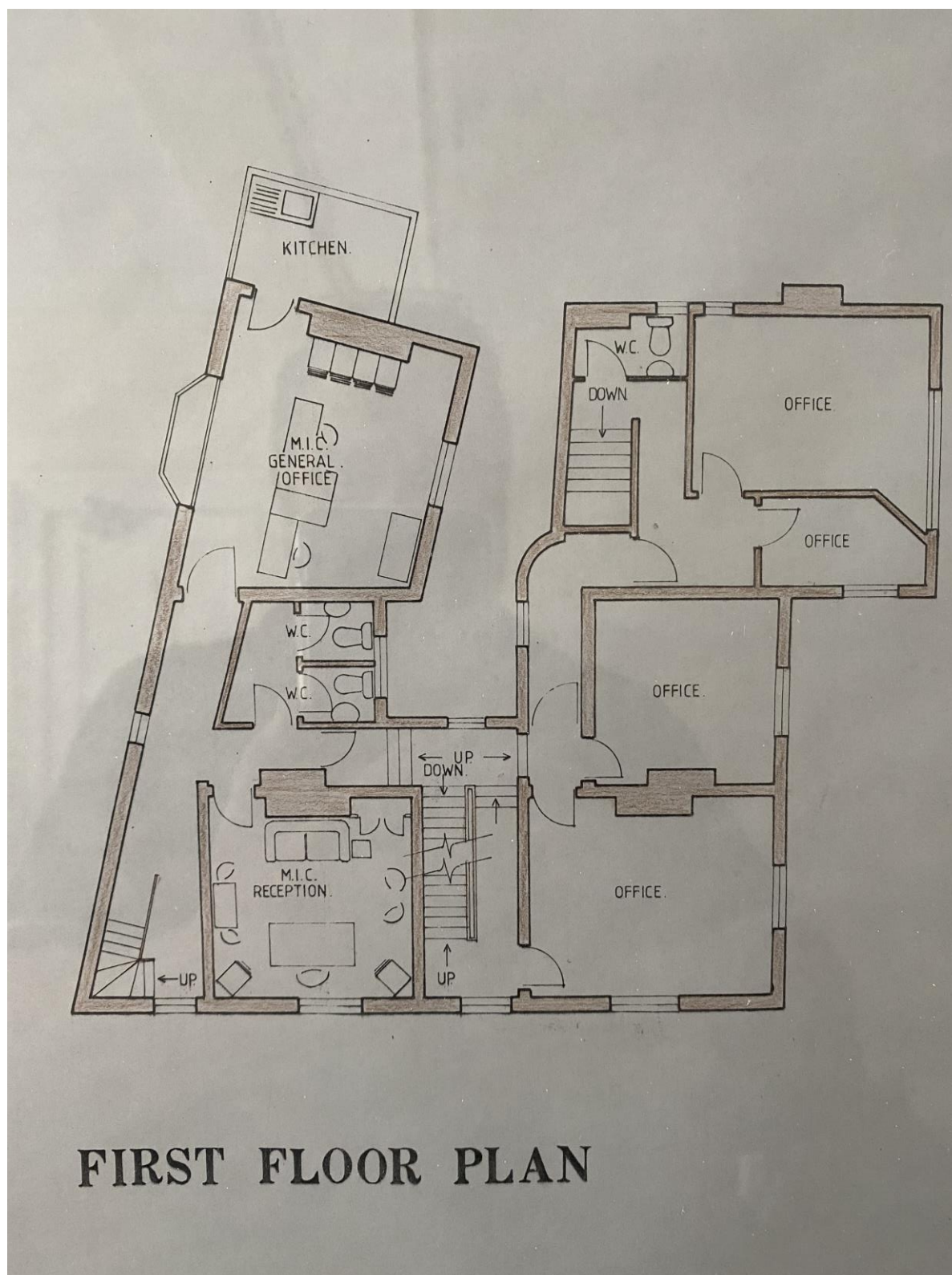
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FIRST FLOOR PLAN

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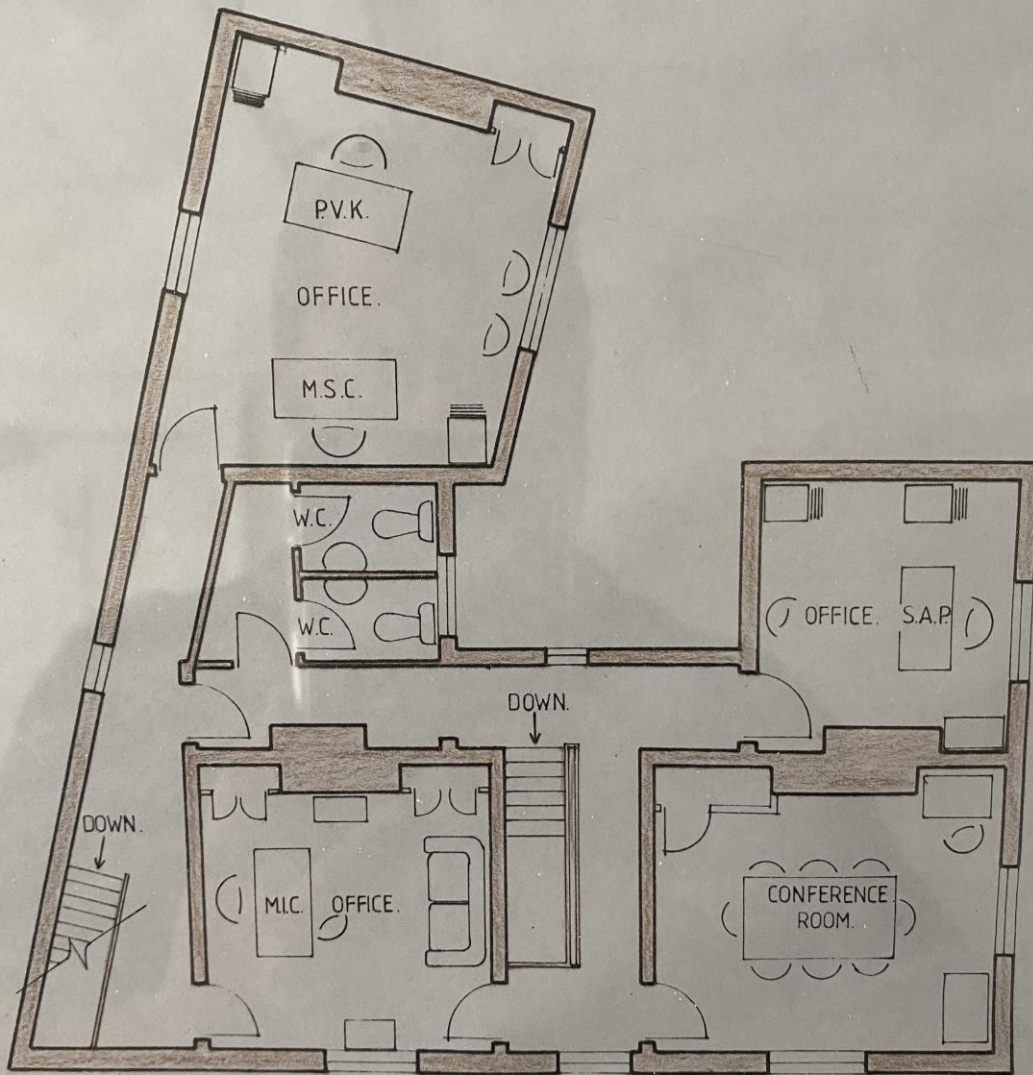
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SECOND FLOOR PLAN

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