

RORY MACK

ASSOCIATES



**MIC HOUSE, 8 QUEEN STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 1ED**

**TO LET:
FROM
£425PCM**

- A range of serviced offices within walking distance of the town centre
- All-inclusive rent to include gas, electric and service charge
- Office space from 323 sq ft – 1,402 sq ft
- Each suite has its own private bathroom facilities



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GENERAL DESCRIPTION

A three storey Grade II office premises located close to Newcastle-under-Lyme town center. The building is available on a fully inclusive rental basis with a wide range of office suites available. Office sizes from 323 sq ft upwards available and some suites can be combined to create suites up to 1,402 sq ft. The building benefits from a secure entry system with alarm, is fully carpeted throughout and six onsite parking spaces are also available at £500 pa each. Ingoing tenants are welcome to make decorative changes and those signing a long lease may be entitled to some work being carried out by the landlord, upon request. Rent quoted includes the use of all services within reason and tenants will be asked to sign a license agreement of 6 months or longer when taking occupation.

LOCATION

The detached property has extensive frontage to Queen Street opposite Saint George's Church & Centre and is approximately 500 yards to the town centre and a number of public car parks. The property is conveniently located with the A500 being directly accessed via the A53 around 1 and a half miles away. Junction 15 of the M6 is around 3 miles away.

SERVICES

Mains electric, gas and water are connected to the property with drainage to the mains sewer. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The offices are available by way of License Agreements for a term to be agreed on the basis that rent is paid monthly in advance throughout the term by way of standing order. A rent deposit equivalent to six weeks rent will also be required and will be returned to the tenant in full at the end of the term, provided all of the terms within the agreement are observed. A fee of £200 plus VAT is charged to the incoming tenant for preparing the License Agreement.

BUSINESS RATES

Each suite will be assessed for Business Rates, and the agents expect that in all cases the Rateable Values will be below the threshold that enables occupiers to claim Small Business Rates Relief which will reduce their Rates Payable liability to nil.

ACCOMMODATION

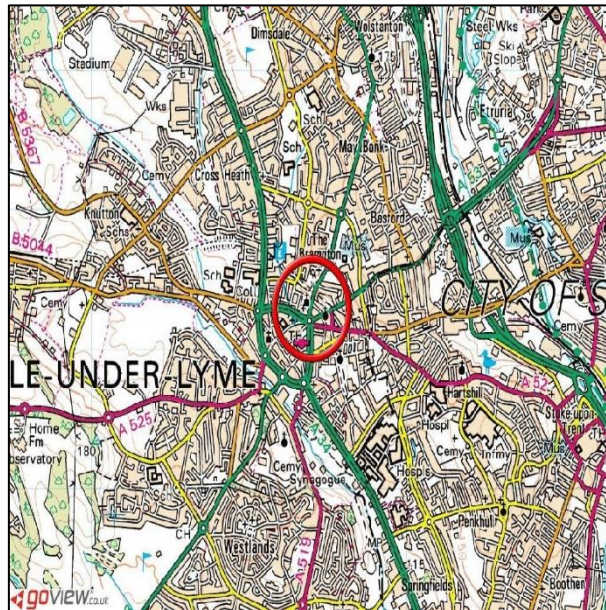
	Floor	Size	Yearly rent	Monthly rent
Suite 1	G	578	£9,000	£750
Suite 2	G	824	£12,600	£1,050
Suite 3	1	631	£9,600	£800
Suite 4	1	519	£8,100	£675
Suite 5	2	423	£6,600	£550
Suite 6	2	323	£5,100	£425

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements