

Lot 40

Vacant Possession

Unit 5 Brindley Court, Lymedale Business Park, Newcastle-under-Lyme ST5 9QA

Modern Office Opportunity



Key Details

- Modern refurbished office building
- Located on the well established Lymedale Business Park
- Includes on-site car parking

Location

Miles: 36 miles south of Manchester
42 miles north of Birmingham
Roads: A34, A50, A53, M6
Rail: Stoke-on-Trent Railway Station
Air: Manchester Airport

Situation

Brindley Court is prominently located at the junction of Dalewood Road and Holditch Road in a major and well established commercial area, 1 mile north of Newcastle-under-Lyme town centre. Nearby occupiers include Asda, TK Maxx and New Look Distribution Centre.

Description

The property comprises a modern building with office accommodation on the first and second floor. The offices benefit from having perimeter trunking, suspended ceilings, double glazing and benefit from a recent refurbishment programme. There is allocated parking within the central car park.

Tenure

Long Leasehold. Held on a 999 year lease from completion of the sale at a fixed ground rent of £200 per annum.

VAT

VAT is applicable to this lot.

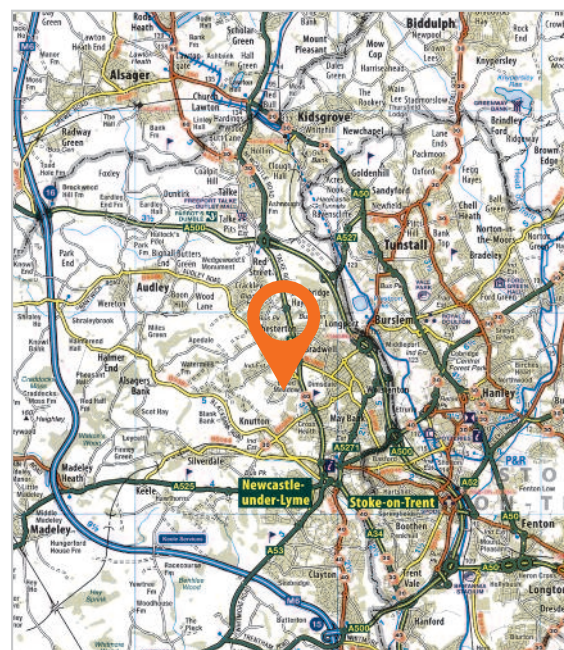
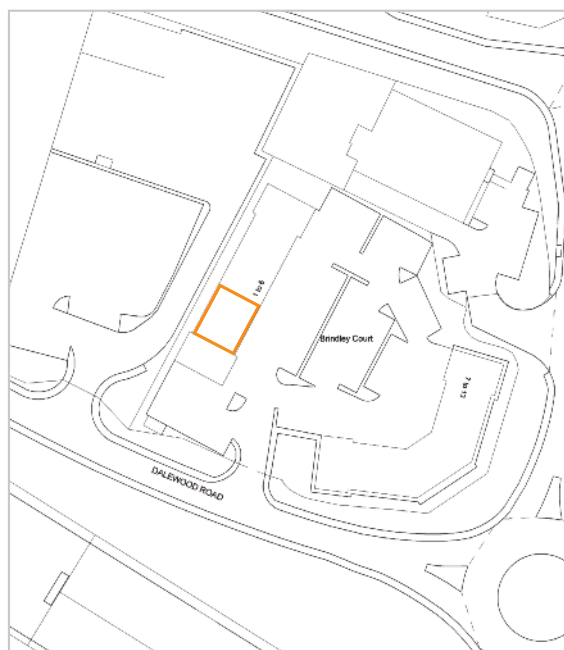
Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Ground	Office	170 sq m (1,830 sq ft)	VACANT POSSESSION
First	Office	170 sq m (1,830 sq ft)	
Total		340 sq m (3,660 sq ft)	



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