

First Floor Office

11 Queens Parade, Newcastle Under Lyme

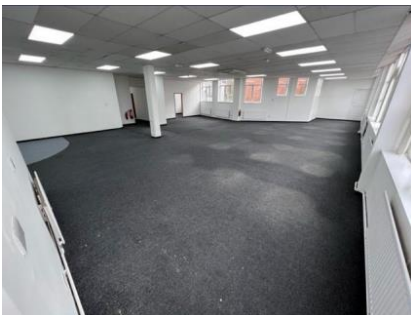
📍 11 Queens Parade, Newcastle, Staffordshire, ST5 1RW



UNIT TYPE: OFFICE

PROPERTY SIZE: 3,146 SQ. FT. (292.3 SQ.M.)

Internal View



Unit Summary

- Open plan office with separate meeting rooms, a kitchen and shared WCs.
- Intercom controlled ground floor entrance.
- VAT will not be charged on the rent or service charge.

Occupational Costs

Rent	£12,875
Rateable Value	£11,250
Service Charge	£2,281.16
Insurance	N/A

* Business rates not included in rent but 100% business rates relief available for eligible businesses subject to local authority confirmation

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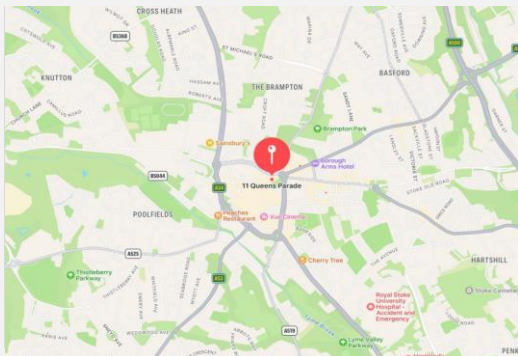
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Internal View



Map



Location

The building, known as Queens Parade enjoys a prominent position overlooking Rycroft (The Newcastle Ring Road) with direct access into Hanley City Centre and the A500 'D' Road dual carriageway, which in turn gives both easy access to both Junctions 16 North and 15 South of the M6 Motorway. The property is within a short walking distance of Newcastle town centre and the main pedestrianised area of the town.

Brief Description

Located in a prominent position on Newcastle-under-Lyme's ring road, 11 Queens Parade is a mainly open plan office with separate meeting rooms, a kitchen and shared WC's which would be suitable for a range of office and leisure uses.

The intercom-controlled ground floor entrance off Queens Gardens provides access to the internal stairs into the main open plan office area. Numerous meeting/storage rooms are located to the rear of the office with the benefit from a separate kitchen and shared WC's.

Assessment

Verbal enquiries to Stoke on Trent City Council confirm the property is assessed as follows:

Rateable Value £11,250.

Prospective tenants may be eligible for small business rates relief.

Accommodation

Kitchen / Dining area	-	31.6sqm / 340sqft
Open office space	-	221.5sqm / 2,384sqft

A range of private and open plan office accommodation.

UNIT TYPE: OFFICE

LEASE TYPE: FULL REPAIR AND INSURING LEASE

Contact

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