



RORY MACK

ASSOCIATES

**INTERNATIONAL HOUSE,
STUBBS GATE, NEWCASTLE-
UNDER-LYME, ST5 1LU**

**FOR SALE:
£675,000**

- Superbly presented office premises with secure car park
- Convenient location within 200 yards of town centre
- Extending to 6,460 sq ft (GIA) with potential to extend
- Modern property with Cat 5 cabling and air conditioning
- EPC: 95 (Band D)



INTERNATIONAL HOUSE, STUBBS GATE

NEWCASTLE-UNDER-LYME

ST5 1LU

GENERAL DESCRIPTION

International House is a modern purpose built office premises arranged over ground and first floor offering a Gross Internal Area extending to 6,460 sq ft. The property is very well presented throughout and has an extensive roadside frontage to Stubbs Gate and a secure car park with 11 designated car parking spaces and potential for more parking within the rear enclosed courtyard. The property benefits from double glazing throughout and is part air conditioned and all rooms benefit from CAT5 cabling terminating in server room. A fire and intruder alarm and keyless entry system is also installed. The property has previously been used as a serviced office facility although would equally well suit a single user looking for a range of private and open plan working areas.

LOCATION

As referenced on the attached plans, the property is located approximately 200 yards to the south of the town centre within 50 yards of the junction with Brook Lane (A519), one of the principal roads leading into the town centre which leads directly to Junction 15 of the M6 (2.5 miles) via the Hanchurch Interchange. Almost immediately opposite the entrance to Stubbs Gate is a Morrisons supermarket.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

SERVICES

All main services are connected. Several of the rooms benefit from air conditioning and gas fired central heating is installed throughout. All of the rooms have CAT5 cabling connection points and the property benefits from a hard-wired fire and intruder alarm and keyless entry system. No services have been tested by the agents.

BUSINESS RATES

Rateable Value: £33,250
Rates payable: £16,591 pa (23/24)

ACCOMMODATION

Ground floor

Reception office (with guest WC), 4 spacious offices, comms room and 3 x toilets.

GIA: 3,132 sq ft

First floor

8 x offices (ranging from 169 sq ft – 561 sq ft), kitchen and 2 x toilets.

GIA: 3,328 sq ft

Total GIA: 6,460 sq ft

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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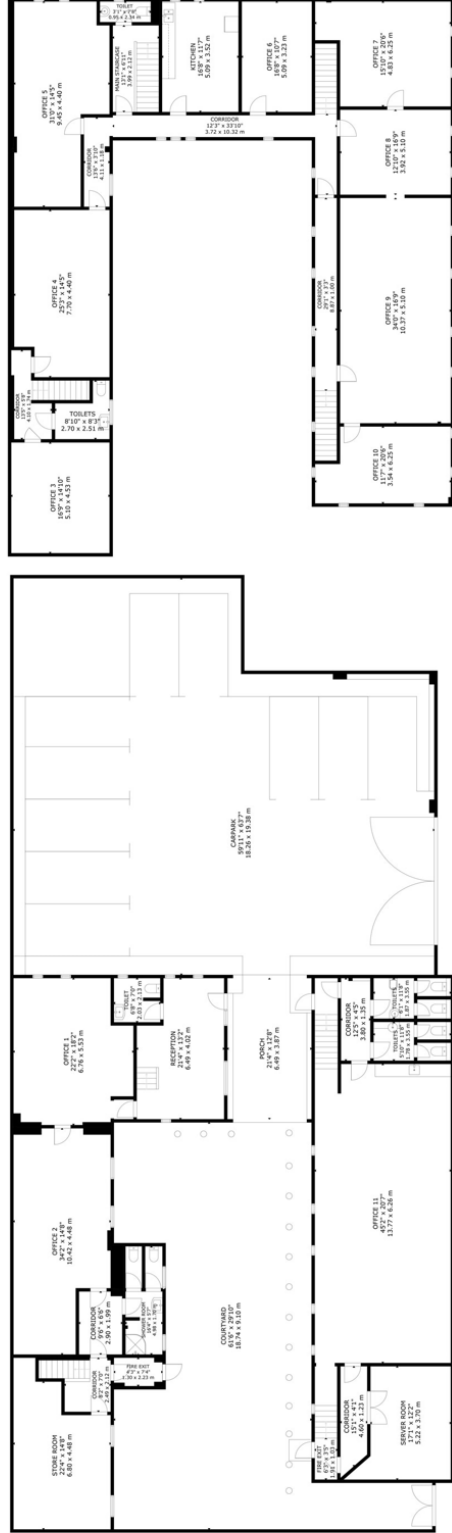
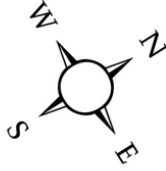


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International House ST5 1LH



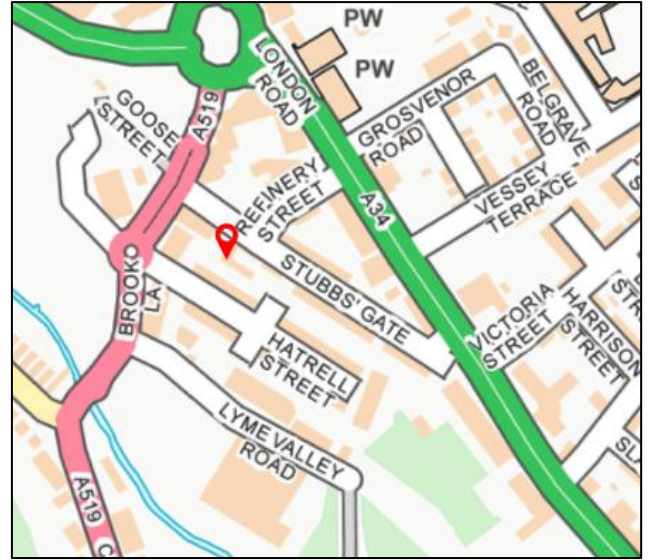
GROSS INTERNAL AREA
 TOTAL: 624 m²/6712 sq.ft.
 GROUND FLOOR: 308 m²/3330 sq.ft. FIRST FLOOR: 316 m²/3402 sq.ft.
 EXCLUDED AREA: PORCHES: 75 m²/810 sq.ft. STAIRS: 116 m²/1250 sq.ft.
 CARPARKS: 315 m²/3387 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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