



Ground Floor Suite, Holborn Court, Frog Hall, off Bridge Street
Newcastle-under-Lyme, ST5 2RX
To Let £6,000 per annum + Service Charge + VAT

Ground Floor Offices with Three Parking Space in Newcastle Town Centre IPMS 3: 111.01 sq. m (1,194 sq. ft.)





Ground Floor Suite, Holborn Court Frog Hall, off Bridge Street Newcastle-under-Lyme, ST5 2RX



Location

Holborn Court is located in Newcastle-under-Lyme town centre just off the A34 ring road which provides access to the A52, A53 and London Road. The A500 and the M6 Motorway are also within close proximity. The property is accessed from Frog Hall, off Bridge Street a few minutes' walk from the shopping area.

Description

Holborn Court is a managed, multi-let office building arranged over three floors providing six suites of office accommodation all with private parking. The office suite is situated on the ground floor and accessed via a communal stairwell from the car park. The accommodation is arranged as a storeroom, private office and open plan office including a kitchenette and toilet.

The accommodation is presented to a modern standard having:

- UPVC double glazing
- Electric heating
- Suspended ceiling
- Plastered walls
- LED & T8 lighting
- Perimeter trunking
- Carpeted floors
- Secure entry

Three parking spaces are available on the barrier controlled car park.

Accommodation

Measured to IPMS3		
Office	63.14 sq m	679 sq. ft
Office with kitchenette	47.87 sq. m	515 sq. ft
WC	-	-
Total	111.01 sq. m	1,194 sq. ft

Services

All mains utilities services with the exception of gas are connected to the property. Utilities services are submetered from the main supply and recharged by the landlord.

Planning

The permitted use of the property is understood to fall within Use Class E of the Town and Country Planning (Uses Classes) Order 1987.

Rating

The property is classified as offices and premises and is currently under two assessments with a combined 2023 Rateable Value of £7,250

Tenure

The property is available by way of a new internal repairing and insuring lease on terms to be agreed.

EPC

Energy Performance Asset Rating D-82

Rent

£6,000 per annum exclusive

Service Charge

The 2024 service charge is £3,933 (2023: £3,273). The service charge is inclusive of building insurance.

VAT

VAT is applicable.

Anti-Money Laundering Regulations

In accordance with the anti-money laundering regulations, identification will be required from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Subject to Contract

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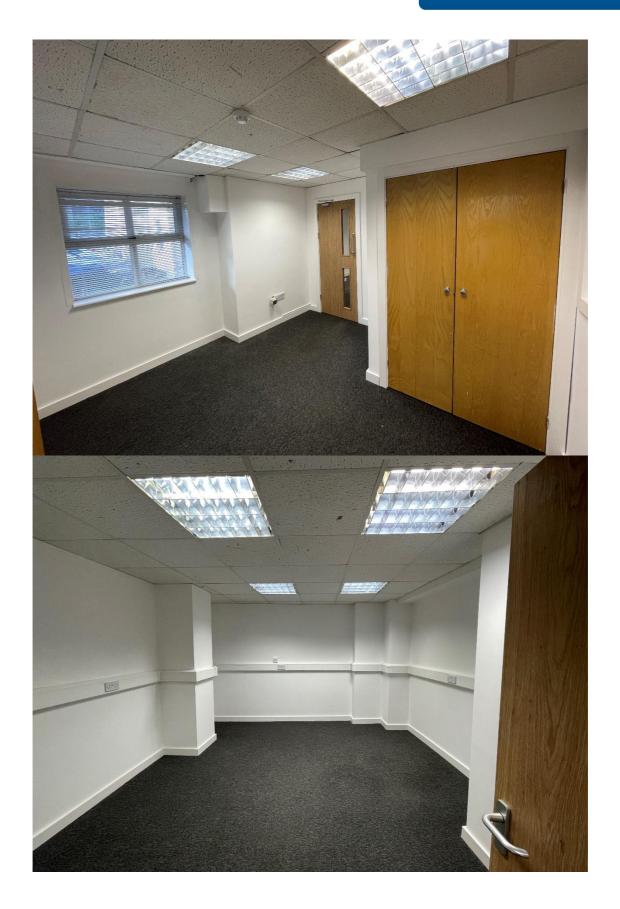


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