



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.)

**Hammond Chartered Surveyors**

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Ground Floor Suite, Holborn Court  
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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 sub-metered 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

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited



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