

RORY MACK

ASSOCIATES



SYNCHRO HOUSE, 512 ETRURIA ROAD, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 0SY

**TO LET:
FROM
£275 PCM**

- A range of serviced offices within 200 yards of the A500
- All-inclusive rent to include gas, electric and service charge
- Office space from 126 sq ft – 302 sq ft
- Beautifully restored Victorian building with onsite parking



SYCHRO HOUSE, 512 ETRURIA ROAD

NEWCASTLE-UNDER-LYME

ST5 OSY

GENERAL DESCRIPTION

A substantial former residential property, built in 1875 and having been comprehensively refurbished over recent years. The property is set out as serviced offices with a wide range of shapes and sizes available. Each suite will have access to shared kitchen and welfare facilities and free parking is available onsite (number of spaces dependent on suite size). Each suite has a phone for the intercom system, carpeted flooring and use of the shared boardroom. Rent quoted includes the use of all services within reason and tenants will be asked to sign a license agreement of 6 months or longer when taking occupation.

LOCATION

The property is highly visible from Etruria Road (A53) and is within 300 yards of the A500, which in turn connects the A50 and junction 15 of the M6. Newcastle-under-Lyme town centre is approximately ½ mile and Hanley centre around 1 mile.

SERVICES

The following services are included in the rent with reasonable usage:

- Buildings insurance
- Electricity
- Heating
- Repairs and maintenance
- Cleaning of common parts
- Water rates
- Property management
- Parking

Additional charges: (if required)

- Internet
- Handset rental
- Telephone calls

VAT

The rent is subject to VAT.

TENURE

The offices will be made available by way of License Agreements for a term to be agreed on the basis that rent is paid monthly in advance throughout the term by way of standing order. A rent deposit equivalent to six weeks rent will also be required and will be returned to the tenant in full at the end of the term, provided all of the terms within the agreement are observed.

BUSINESS RATES

Each suite is to be assessed for Business Rates, and in all case the Rateable Values are below the threshold that enables occupiers to claim Small Business Rates Relief which will reduce their Rates Payable liability to nil.

ACCOMMODATION

	<u>Size (sq ft)</u>	<u>Monthly rent</u>
Suite 4	192	£400
Suite 6	302	£625
Suite 7	126	£275
Suite 8	271	£575

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.



