

# RORY MACK

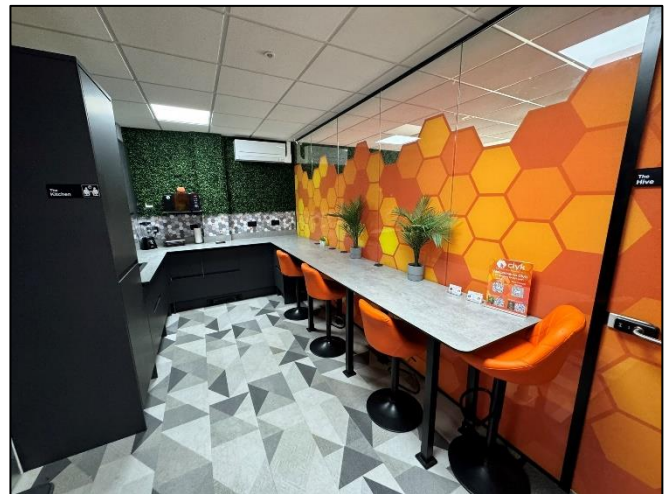
## ASSOCIATES



**GROUND FLOOR, UNIT 7  
EVOLUTION BUSINESS PARK,  
HOOTERS HALL ROAD  
NEWCASTLE, STAFFORDSHIRE**

**£750 + VAT  
PCM**

- Superbly presented and **fully serviced office suite**
- Available for immediate occupation on flexible terms
- Main office provides 445 sq ft plus WC and use of the newly fitted modern kitchen
- Popular business park location with excellent road connections
- 1 x designated parking space and Wi-Fi included
- EPC: 76 (Band D)



**GROUND FLOOR, UNIT 7**  
**EVOLUTION BUSINESS PARK, HOOTERS HALL ROAD,**  
**NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 9QF**

**GENERAL DESCRIPTION**

Unit 7 Evolution Business Park is a modern and recently fully refurbished office premises within which is a ground floor office suite that is available to let on a fully inclusive basis. The newly decorated office is positioned to the rear and is adjacent to the shared kitchen and eating area and a further office which may be available via separate negotiations with the landlord. The office has been tastefully decorated and carpeted and benefits from high tech door entry systems, shared use of the main kitchen and break out areas, its own ground floor toilet and one designated on-site parking space and can be taken on flexible terms. The suite will be emptied ready for the new occupant to move their own furniture in.

**LOCATION**

The property is situated within the 'Evolution' complex, forming part of Lymedale Business Park on the northern outskirts of Newcastle-under-Lyme and is within close proximity to the A34 dual carriageway which provides access to the A500 and the surrounding national road network.

**ACCOMMODATION/RENTALS**

Office suite: 27'0" x 16'6" 445 sq ft  
Total NIA: 445 sq ft

**SERVICES**

All mains' services are connected and (reasonable consumption of same) is included in the rent. Wi-Fi providing 1000 Mbps is also available and user options to be discussed with the landlord.

**VAT**

The rent is subject to VAT.

**BUSINESS RATES**

Business rates are included within the rent.

**TENURE**

The offices are available by way of a Law Society lease for a term to be agreed. Rent throughout the term will be payable monthly in advance by way of standing order and a rent deposit equal to one months' rent will be payable and returned at the end of the tenancy, subject to the tenant having complied with the terms of the lease. Credit checks/references may be required, for which a fee may apply together with the cost of preparing the lease (£200 plus VAT).

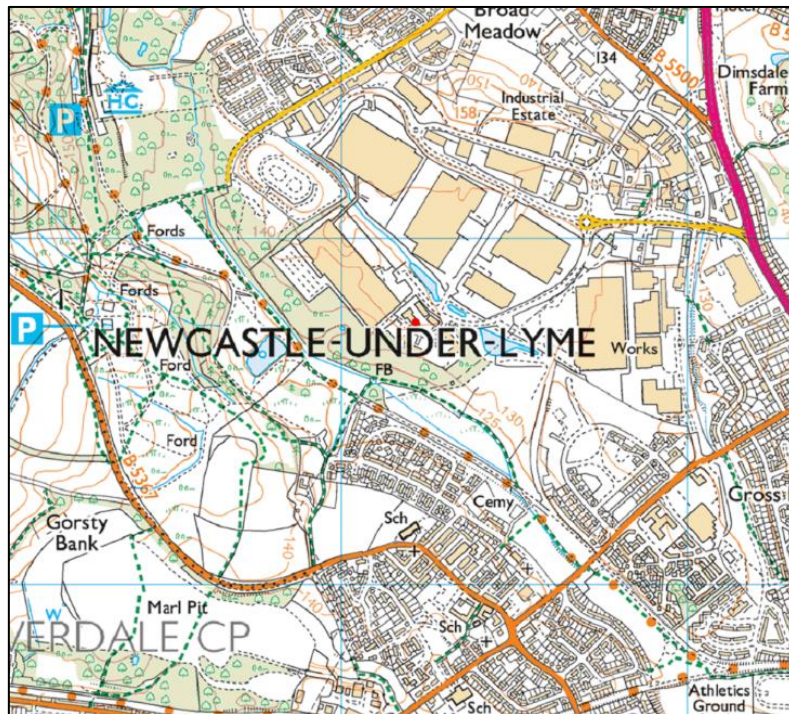
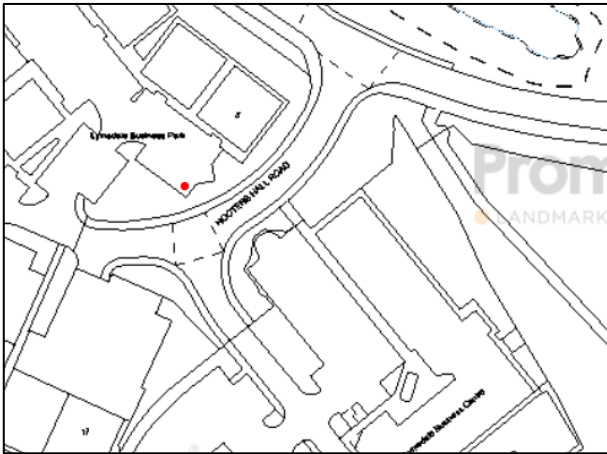
**ANTI MONEY LAUNDERING REGULATIONS**

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 where appropriate we will also need to see proof of funds



## GROUND FLOOR, UNIT 7

EVOLUTION BUSINESS PARK, HOOTERS HALL ROAD,  
NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 9QF



### OFFICE

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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