

FOR SALE / TO LET Modern Office Buildings

HOOTERS HALL ROAD | LYMEDALE WEST | NEWCASTLE-UNDER-LYME | ST5 9QF



EVOLUTION UNITS 2,3,4



4,027 - 5,497 sq.ft. (374 - 511 sq.m.)

Approximate NIA

- High Quality Office Buildings
- Business Park Location
- On-Site Allocated Parking



LOCATION

Evolution is the final phase of development on the very successful Lymedale Business Park and occupies a south-west position on the site. Lymedale Business Park is located on the A34 dual carriageway providing direct links to the A500 and the M6 motorway at Junctions 15 & 16.

Newcastle-under-Lyme town centre is located approximately 2 miles from **Evolution** with Stoke on Trent city centre being approximately 5 miles away.

DESCRIPTION

The properties comprise modern ground and first floor office suites and benefit from the following:

- LG7 lighting
- Carpeted floors
- Comfort cooling
- Toilet facilities
- Fire alarm system
- Dedicated car parking
- Passenger lift
- External lighting to car parking areas

ACCOMMODATION

unit	sq.ft.	sq.m.	parking spaces
2	5,497	511	12
3	4,027	374	10
4	4,501	418	11

PRICE/RENT

unit	price	rent	EPC rating
2	£468,000	£58,000 pa	C (52)
3	£343,000	£43,000 pa	C (52)
4	£383,000	£48,000 pa	C (56)

TENURE

The units are available for sale by way of a 999 year ground lease. Alternatively, the landlord will consider leasing on terms to be agreed.

BUSINESS RATES

Interested parties are requested to make their own enquiries with the Local Authority (Newcastle Borough Council Tel: 01782 717717).

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority (Newcastle Borough Council Tel: 01782 717717).

SERVICES

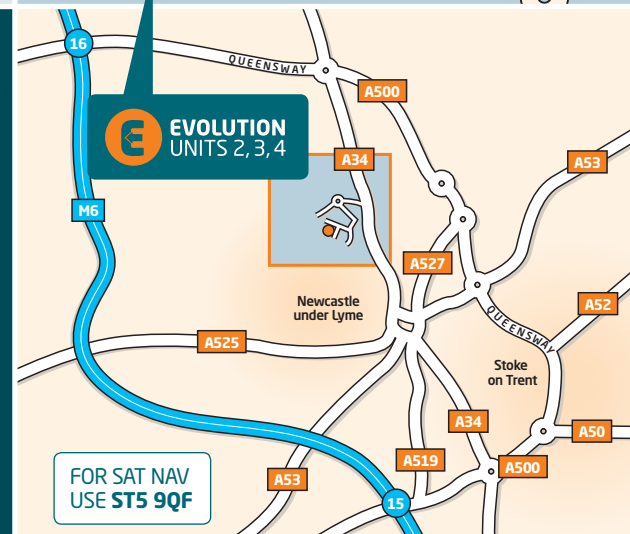
All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

VAT

All prices and rents quoted are subject to VAT.



BECKY COLCLOUGH becky.colclough@harrislamb.com
ANDREW GROVES andrew.groves@harrislamb.com

Harris Lamb Conditions under which Particulars are issued.
 These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. October 2015.

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