







11 Marsh Parade, Newcastle, ST5 1BT

Guide price £500,000

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

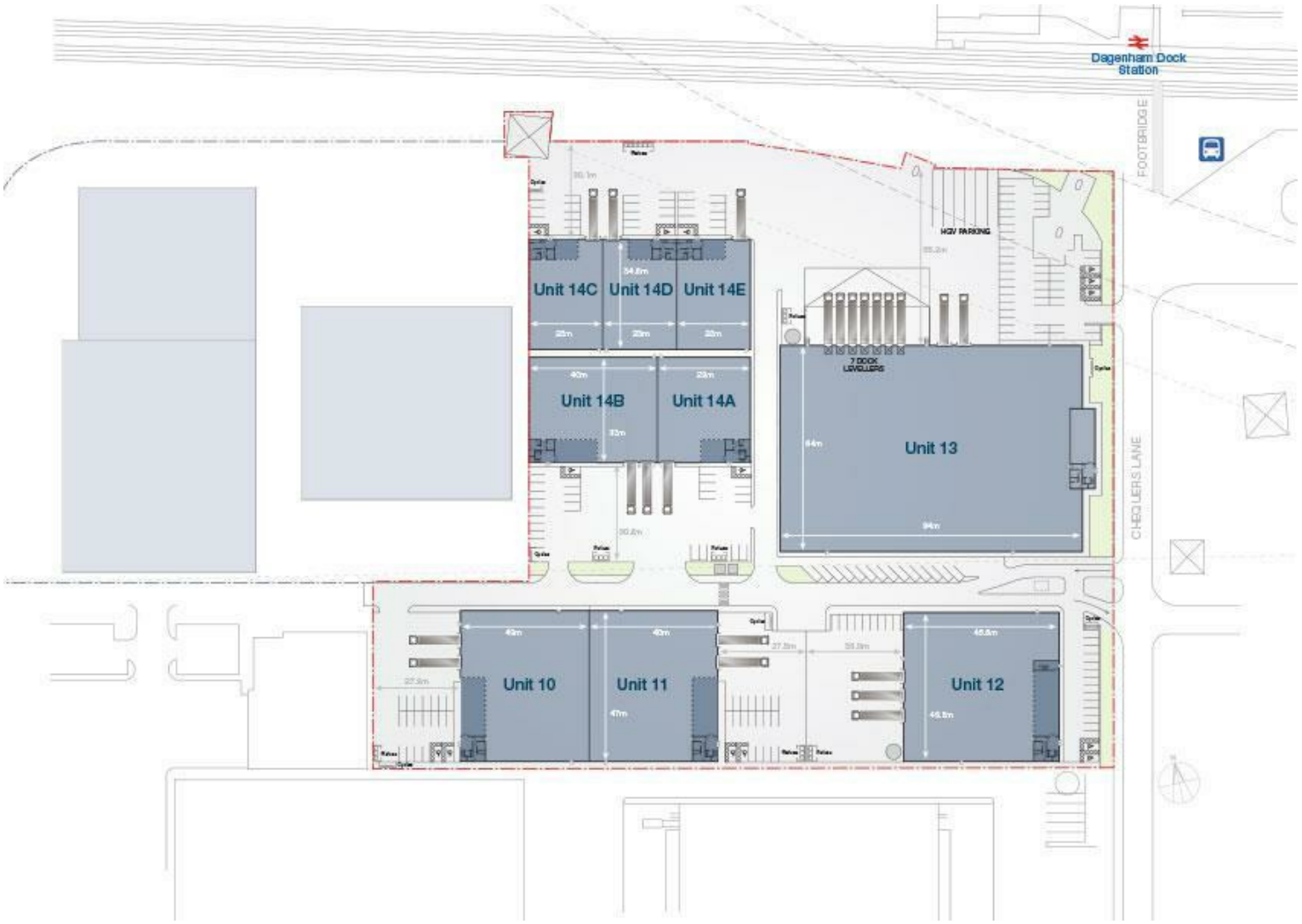
The property is situated within the 'Evolution' complex, forming part of Lymedale Business Park on the northern outskirts of Newcastle-under-Lyme and is within close proximity to the A34 dual carriageway which provides access to the A500 and the surrounding national road network.

ACCOMMODATION/RENTALS

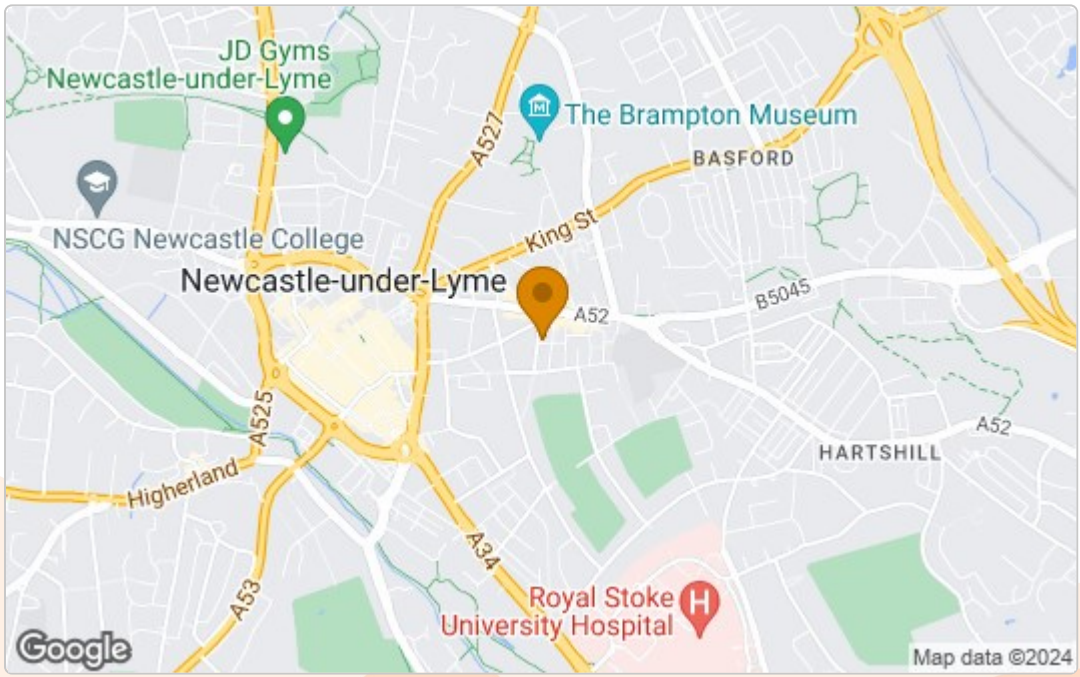
SERVICES

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.

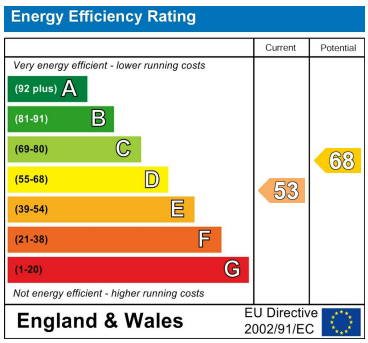
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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