

RORY MACK

ASSOCIATES



Agency

Professional

...we tick all the right boxes

**FOR SALE:**  
**TO LET:**

**£230,000**  
**£19,750 PAX**

## Unit 4a Aspect Court, Silverdale Enterprise Centre

Cannel Row  
Silverdale  
Newcastle under Lyme  
Staffordshire  
ST5 6SS



**Superbly presented office premises built 2005 with mezz storage**  
**High spec portal framed unit available for immediate occupation**  
**GIA 3,200 sq ft plus 2,616 sq ft of mezz storage**  
**7 designated car spaces with space to accommodate additional cars onsite**  
**Very popular location within 1 mile of Keele Road (A525)**

Holly House | 37 Marsh Parade | Newcastle-under-Lyme | Staffordshire | ST5 1BT  
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These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants 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; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## **GENERAL DESCRIPTION**

Originally constructed in 2005 as a conventional portal framed warehouse/industrial unit the property comprises the end terrace unit within a bespoke and high quality development. The development forms part of the `Silverdale Enterprise Park', a modern and popular business estate with excellent road connections in a semi rural location. Since construction the unit has been converted in the main into office accommodation, principally arranged in open plan together with an area extending to approximately 585 sq ft which remains as workshop/storage accommodation, with roller shutter access.

## **LOCATION**

Silverdale Enterprise Park is accessed off Scot Hay Road, to the western edge of Silverdale approximately 3 miles to the west of Newcastle town centre. Keele Road (A525) is approximately 1 mile, one of the principle roads leading to Newcastle and the Potteries conurbation.

## **ACCOMMODATION**

Gross Internal Measurements

66'0" depth x 48'6" width (3,200 sq ft GIA)

Office accommodation comprising:

Reception, male and disabled WC, general office, boardroom and kitchen 2,616 sq ft

Workshop/storage accommodation 585 sq ft

Mezz storage over office accommodation (2,616 sq ft)

## **VAT**

The rent/sale price is subject to VAT.

## **SERVICES**

All mains services are connected. Gas fired blow heater in workshop/mezz storage area. Gas fired central heating and air conditioning to office accommodation. Please note that no services have been tested by the agents.

## **BUSINESS RATES**

Rateable Value: £16,750

Rates Payable: £7,738.50 pa (13/14)

## **TENURE**

The premises is available on either a virtual freehold (999 year lease from 26/11/04), subject to contract and with vacant possession upon completion. Alternatively the property can be made available on a leasehold basis for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for landlords' reasonable legal fees.

There is an annual ground rent of £200 plus a contribution toward the service charge, currently equating to £360 pa to be paid by either the owner or tenant.

**VIEWING**

Strictly by appointment through agents:  
 Rory Mack Associates  
 Tel: 01782 715725  
 Fax: 01782 715726  
 Email: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)  
 Website: [www.rorymack.co.uk](http://www.rorymack.co.uk)

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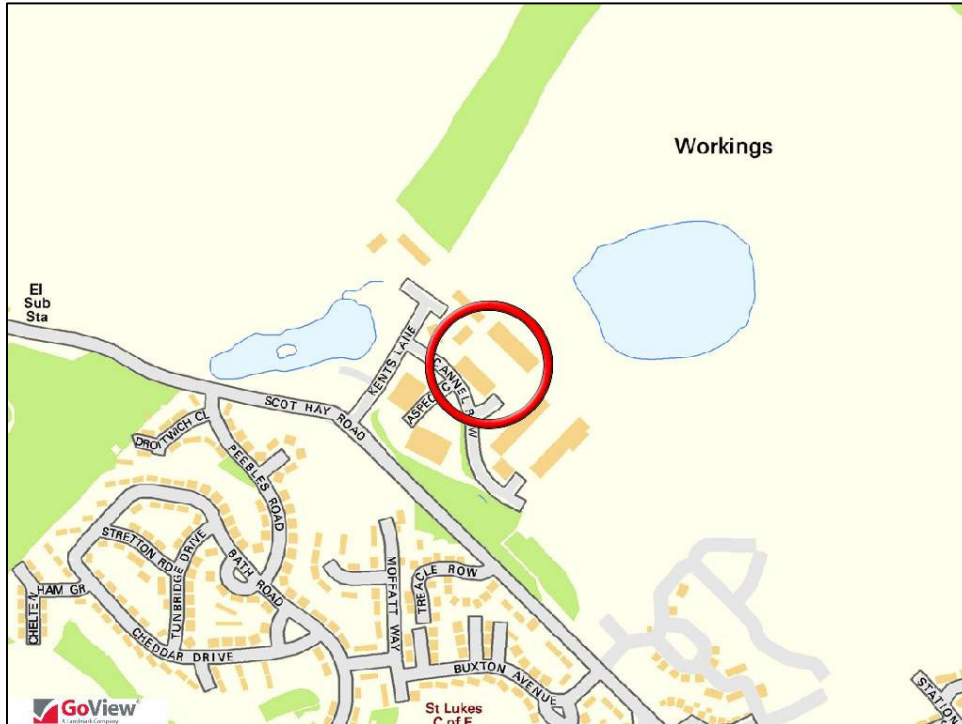


<b>Energy Performance Certificate</b>		HM Government	
Non-Domestic Building			
Tasc Building Services Engineering Ltd 4a Aspect Court, Cannel Row, Silverdale Enterprise Park Silverdale NEWCASTLE ST6 6SS		Certificate Reference Number: 0690-0337-6799-7295-1006	
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website <a href="http://www.communities.gov.uk/epbd">www.communities.gov.uk/epbd</a> .			
<b>Energy Performance Asset Rating</b>			
More energy efficient			
This is how energy efficient the building is.			
<b>Technical Information</b>		<b>Benchmarks</b>	
Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation Total useful floor area (m <sup>2</sup> ): 531 Building complexity (NOS level): 3 Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 30.57		Buildings similar to this one could have ratings as follows: 38 If newly built 102 If typical of the existing stock	
<b>Green Deal Information</b>			
The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.			

**ORDNANCE SURVEY MAP**



### STREET MAP



### TOWN MAP

