



c. 95,400 sq. ft. Office Space
Situated on a 9 ha (22.7 acre) site

Newton House, Leek, Staffordshire, ST13 5RG.

Property Description

Newton house is a c. 95,400 sq. ft. office building set in a 9 ha (22.7 acre) site.

The property is set out over ground and first floors and includes a basement. It currently contains a fit out in-situ and provides a large internal courtyard and canteen area with a commercial kitchen.

The exterior consists mainly of car parking, landscaping and green open space.

Specification

- Air conditioning/heating
- Suspended ceilings
- Raised floors
- Canteen/kitchen
- Welcoming reception and large break out area/atrium
- 881 car parking spaces

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Location

The property is situated 1 km (0.62 miles) south of Leek town centre immediately adjacent to the A520 Cheddleton Road, which is one of the main link roads for Leek. The immediate surrounding area is mixed in use with local authority playing fields and residential accommodation.

In close proximity lies Barnfields Industrial Estate which has consent for a predominantly residential and leisure/tourist related development.

There are proposals by the Local Authority to create a link road connecting the A520 to the A53 to the West. At

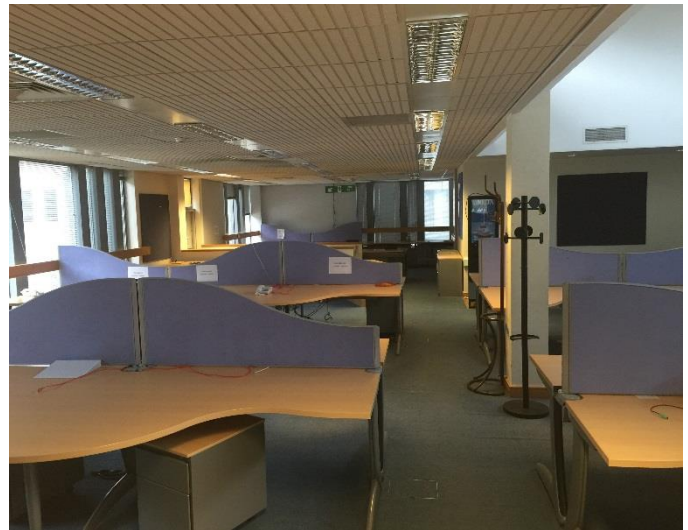
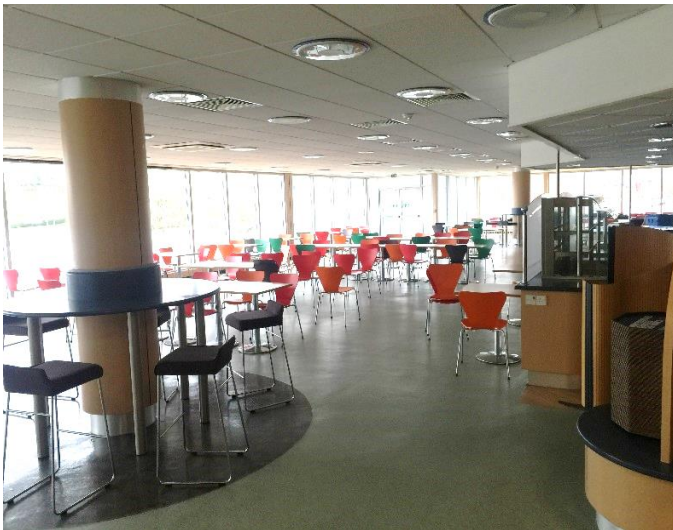
this stage this is planned to run alongside Britannia House to the South.

Approximately 1 mile North West of the property is a new Premier Inn Hotel.

Terms

The property is available as a whole.

Description	Sq. M.	Sq. Ft.
Total GIA	c. 8,863	c. 95,400



Particulars prepared April 2016

Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

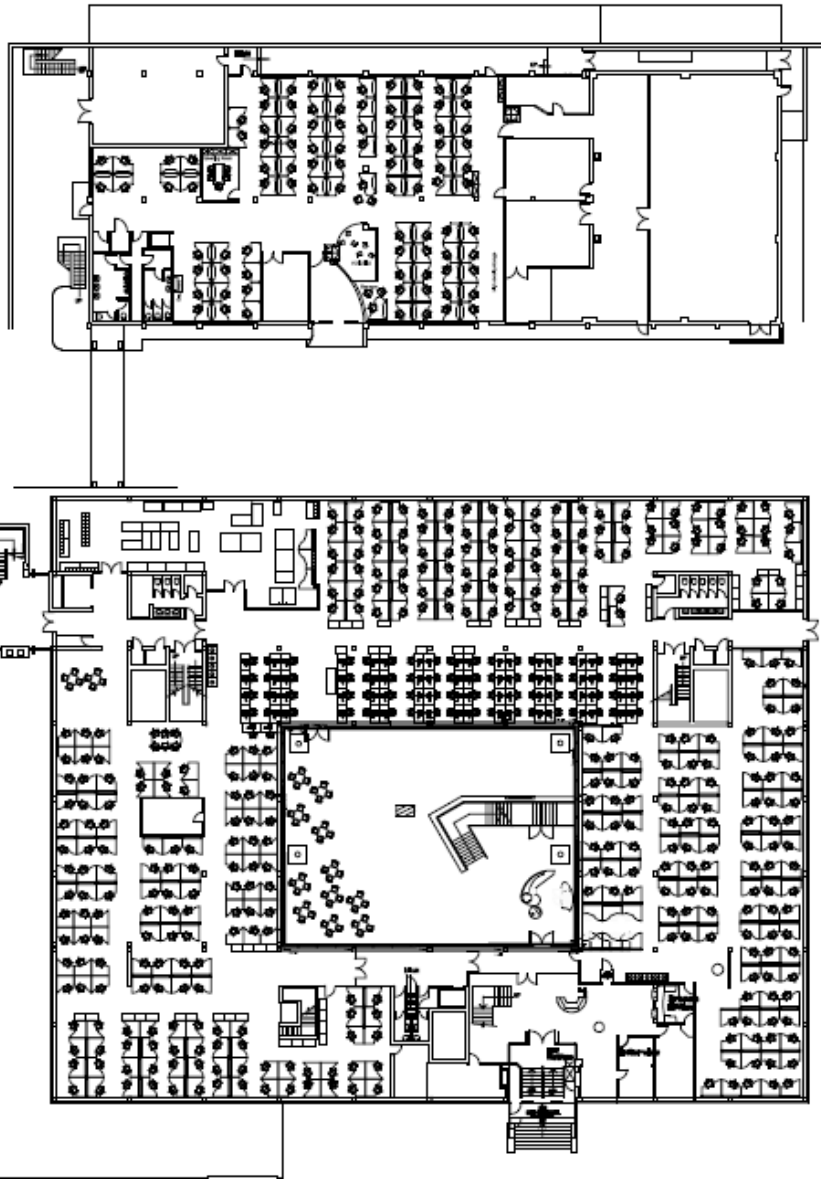
Site Area



**NEWTON HOUSE
GROUND FLOOR LAYOUT**

FLOOR
Net Internal Area: 3824.8 m² + 1235.58 m² (BS Ops)
Service: 329.35 m² + 450.23 m²
Total Desk: 925 (total)

DEPARTMENT
Vacant: 166.35 m²
Internal Audit
(NIA) IT Core: 397.21 m²
(NIA) Doc Processing: 251.11 m²
(NIA) Membership Reward: 70.24 m²
(NIA) Tech Ops Process Supp: 116.25 m²
(NIA) Sales Serv: 300.99 m²
(NIA) Transactions: 65.65 m²
(NIA) Response Team: 53.92 m²
(NIA) Editing Business: 614.27 m²



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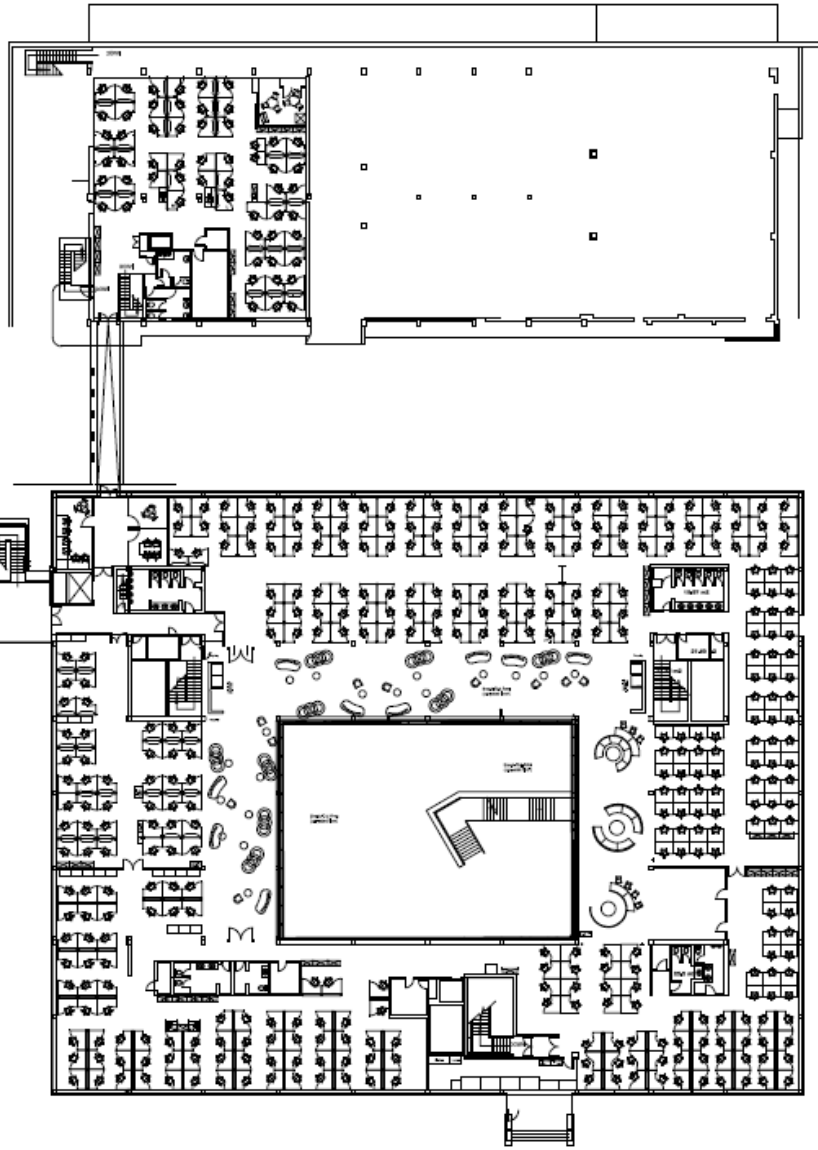
**CUSHMAN &
WAKEFIELD**

TO LET
Newton House
Leek, Staffordshire ST13 5RG

First Floor

- FLOOR**
Net Internal Area 4002,22
Service 383,03m²
Total Desk 822
- DEPARTMENT**
Vacant 184,23 m²
Internal Area
(N/A) Asset Management 15,54 m²
(N/A) Packaging 15,54 m²
(N/A) Desktop Support 34,67 m²
(N/A) IT Service Team 73,13 m²
(N/A) IT Problem Management 23,29 m²
(N/A) IT Service Desk 83,11 m²
(N/A) Branch Support 23,25 m²
(N/A) New Site Apps / Additional Lending 459,27 m²
(N/A) Platform 135,24 m²
(N/A) New Lending 146,39 m²
(N/A) Under Writing 160,2 m²
(N/A) Legal 54,6 m²
(N/A) Risk 93,56 m²
(N/A) Motor Cycle 81,79 m²
(N/A) H&S 3 m²
(N/A) Facilities 24,66 m²
(N/A) Shared Services 65,16 m²
(N/A) Estates 73,21 m²
(N/A) Compliance & Risk 222,23 m²
(N/A) Coaching and Development 231,46 m²

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