

RORY MACK

ASSOCIATES

TO LET:

SEE BELOW

Cauldon Locks, Shelton New Road

Stoke-on-Trent, Staffordshire,  
ST4 7AA



- Superbly presented modern office space in a new business centre
- Conveniently located close to Newcastle and Hanley
- On main bus route and providing plenty of onsite parking
- Offices from 250 per sq. ft. upwards
- Very competitive rents on an inclusive basis
- **\*6 new 1000 sq.ft. offices available soon\***

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Rory Mack Associates Ltd.  
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Reg No. 6424169

[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)

## GENERAL DESCRIPTION

Cauldon Locks is a former ceramic production premises originally constructed in 1953 and now the subject of a recent redevelopment project, to create a range of ground floor and upper floor part-serviced office suites. The entire building has recently been refurbished to an excellent standard throughout and now offers light and airy office accommodation in a range of different sized suites. The accommodation benefits from suspended ceilings with recessed lights, dado trunking and is carpeted. The suites are accessed via a central reception area which leads to the stairs and passenger lift and will appeal to a wide range of large and small businesses.

## LOCATION

The building is very prominently located at the junction with Shelton New Road (B5045) and Etruscan Street and is on a main bus route. Newcastle Town Centre is approx. 1 mile to the west and Hanley City Centre is approximately. 1 mile to the east. Direct access to the A500 (south bound) is within 500 yards with north bound access approximately half a mile.

## ACCOMMODATION

Office space can be acquired at circa £10 per sq. ft.

**Office 1a:** Large open call centre: **4,000 sq. ft.** LET

It includes a large server room, internal executive office, board room and break room.

**Office 2:** **250 sq. ft.** **£300 pcm + VAT**

**Office 3:** **450 sq. ft.** **£500 pcm + VAT**

**Office 5:** **450 sq.ft.** **£500 pcm + VAT**

**Office 10:** **540 sq. ft.** **£600 pcm + VAT**

**Office 12/14:** **1200 sq. ft.** **£1200 pcm + VAT**

## SERVICES

Power points are located at several points throughout. Please note that no services have been tested by the agents. Included within the rent are the following services:

- Water
- Parking
- Building, communal areas and grounds maintenance
- Cleaning of communal areas

Tenants will be responsible for their own business rates and electricity usage, which is individually metered and any comms systems required, provided by the landlord with an individual itemised billing system. The broadband speed is 1000 Mbps.

## VAT

The rent will be subject to VAT.

## TENURE

Offices are available on flexible terms by way of a License Agreement, produced by the agents, with the incoming tenant being responsible for the cost of preparing the License (£250 inc VAT). Payment of rent will be required on a monthly in advance basis by way of standing order with the first month's rent payable upon completion. A rent deposit equal to one month's rent plus VAT will also be payable upon completion. Lease agreements can also be offered to tenants wishing to take occupation for longer periods of time.

C01668/11122019

# RORY MACK ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

**T:** 01782 715725

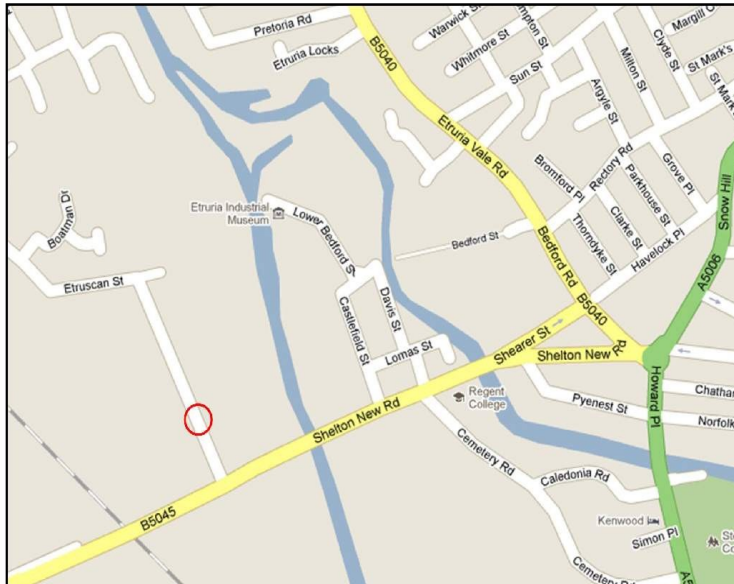
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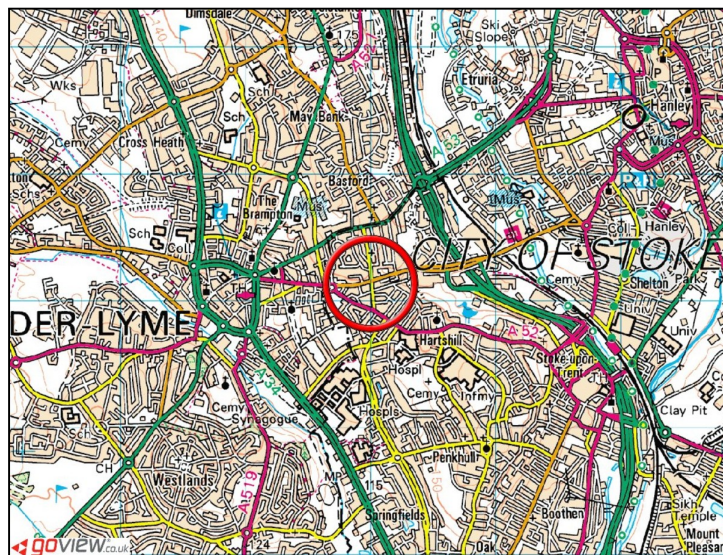
**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**



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