

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 275 per sq. ft. upwards
- Very competitive rents on an inclusive basis
- ***6 new 1000 sq.ft. offices available soon***

COMMERCIAL ESTATE AGENCY
VALUATIONS

RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS

EXPERT 'WITNESS REPORTS'
RATING APPEALS

SCHEDULES OF CONDITION
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RESIDENTIAL LETTINGS
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Rory Mack Associates Ltd.
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Reg No. 6424169

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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 1: **250 sq. ft. £300 pcm + VAT**

Office 3: **450 sq. ft. £475 pcm + VAT**

Office 10: **540 sq. ft. £600 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:

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

Tenants will be responsible for their own electricity usage, which is individually metered and any comms systems required, provided by the landlord with an individual itemised billing system. 140 Mb fibre has recently been installed.

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.

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Strictly by appointment through agents:

Rory Mack Associates

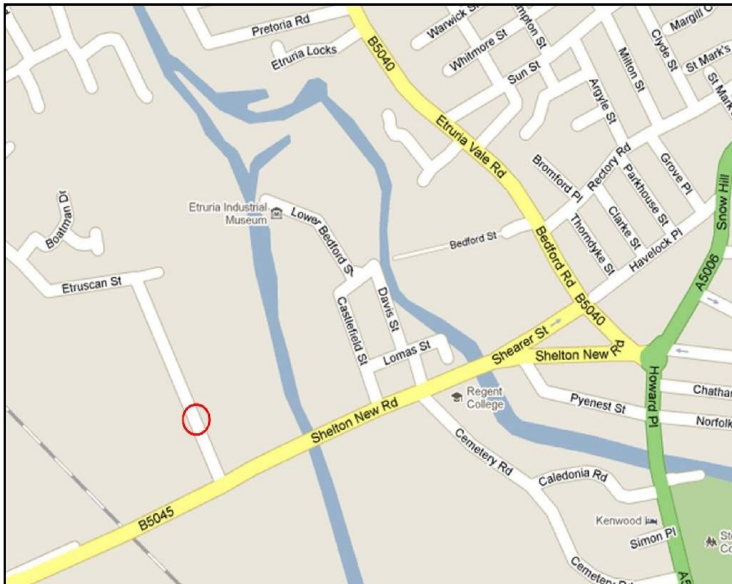
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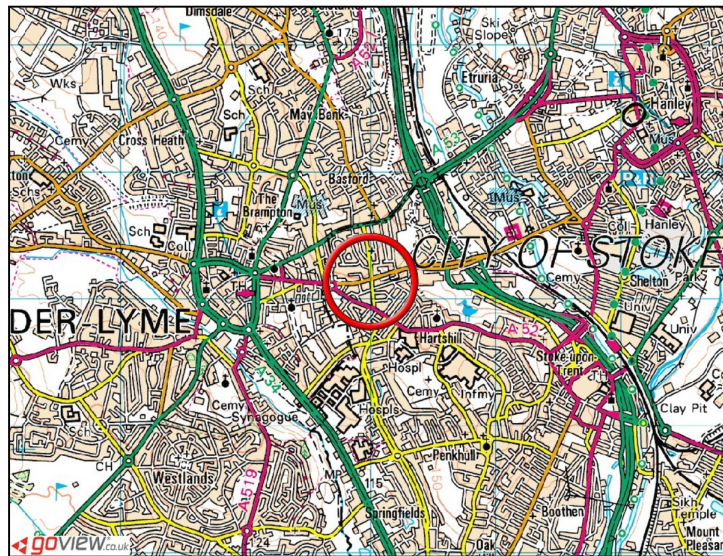
ORDNANCE MAP



STREET MAP



TOWN MAP



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