

RORY MACK

ASSOCIATES



**WINTON HOUSE,
NEWLANDS STREET,
STOKE ON TRENT, ST4 2RW**

**TO LET:
FROM
£425PCM**

- A range of serviced offices with parking available to rear
- All-inclusive rents and flexible letting terms
- Offices from 256 sq ft – 411 sq ft
- Convenient location close to the A500 & Railway Station
- Shared use of conference and meeting room facilities included



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GENERAL DESCRIPTION

A three storey office premises with the benefit of car parking to the rear, by way of separate subscription. The building provides a range of newly refurbished private offices at first and second floor level with shared kitchen and toilet facilities. There is also a conference/training room and board room which tenants will have five hours use of per month (charges applicable thereafter). Rent is all inclusive and includes the reasonable use of gas, electric and water. Due to the size of the suites, it is not expected that business rates will be payable. At the rear of the building is a manned car park with spaces available at £500 pa for all users. The building has just undergone a programme of refurbishment to include new carpets, blinds, boilers and furniture. The suites are now available and viewings can be arranged through Rory Mack Associates.

LOCATION

The property is located on Newlands Street just off Stoke Road in Shelton. The building has excellent access from the A500 and is just a third of a mile from Stoke on Trent train station.

SERVICES

Mains electric, gas, water and drainage connected. Please note that no services have been tested by the agents. There is also a passenger lift within the building.

VAT

The rent is not subject to VAT.

TENURE

The offices are available by way of License Agreements for a term to be agreed on the basis that rent is paid monthly in advance throughout the term by way of monthly standing order. A rent deposit equivalent to six weeks rent will also be required and will be returned to the tenant in full at the end of the term, provided all of the terms within the agreement are observed.

BUSINESS RATES

Each suite is to be assessed for Business Rates, but the agents expect that in all cases the Rateable Values will be within the threshold that enables occupiers to claim Small Business Rates Relief which will reduce their Rates Payable liability to nil.

ACCOMMODATION

First floor

Suite 1:	411 sq.ft.	£675pcm
Suite 2:	391 sq.ft.	£650pcm

Second Floor

Suite 3:	354 sq.ft.	£600pcm
Suite 4:	256 sq.ft.	£425pcm

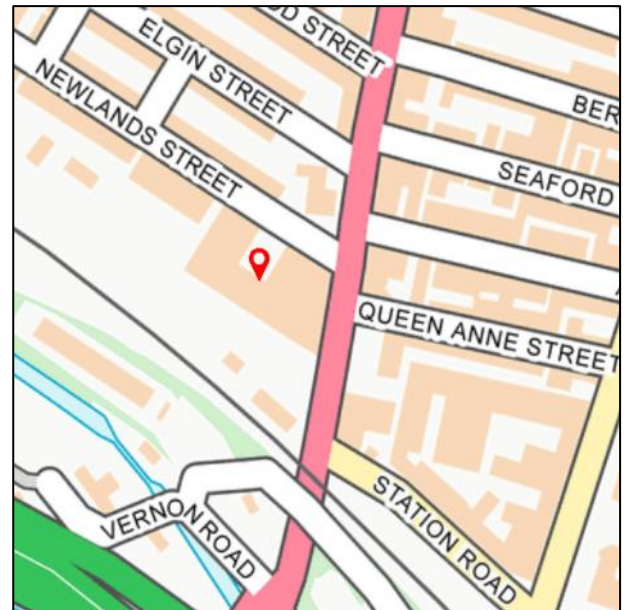
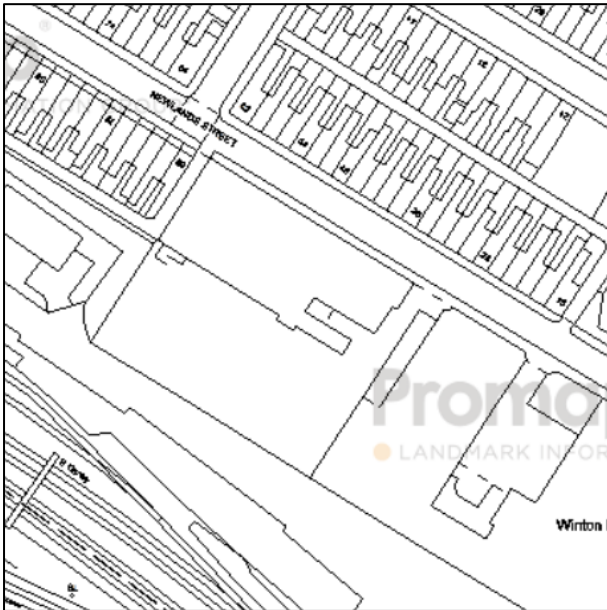
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements