

RORY MACK

ASSOCIATES



**CANALSIDE, PELHAM STREET,
HANLEY, STOKE-ON-TRENT
STAFFORDSHIRE, ST1 3LL**

**TO LET:
FROM
£6,000 PAX**

- A range of serviced offices with ample parking available
- All-inclusive rent to include gas, electric and service charge
- Office space from 344 sq ft – 1,270 sq ft
- Convenient location on the edge of Hanley
- Canalside location



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ST1 3LL

GENERAL DESCRIPTION

Two storey office premises with the benefit of ample car parking. The building provides a range of large and private offices with shared kitchen and toilet facilities on both floors. Externally, a surfaced car park is marked for circa

20+ spaces with secure boundaries and gated entrance. The property is located in a mixed commercial and residential location, situated behind the Emma Bridgewater pottery factory, close to Lichfield Street and with the rear aspect over the Caldon Canal. Rent is fully inclusive of services and service charge to cover the management and maintenance of the site on suites 6, 7 and 8. The rent for suite 4 does not include the electricity which is on a sub-meter.

There are two smaller suites available with shared kitchen and welfare facilities and a larger self contained suite with its own kitchen and toilets. Offices are carpeted with suspended ceilings and windows overlooking the canal for some suites.

LOCATION

The property is located on Pelham Street approximately ¼ mile south of Hanley city centre. Pelham Street connects from Lichfield Street which is one of the principal routes into Hanley from the A52 Leek Road.

SERVICES

Mains electric, gas and water are connected to the property with drainage to the mains sewer. Please note that no services have been tested by the agents. Please note that a passenger lift installed will not be re-commissioned by the landlord.

VAT

The rent is not subject to VAT.

TENURE

The offices will be made available by way of a License Agreement for a term to be agreed on the basis that rent is paid monthly in advance throughout the term by way of 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

Building One

Suite 4:	1,270 sq.ft.	£13,200pa
Suite 6:	344 sq.ft.	£6,000pa

Building Two

Suite 7:	361 sq.ft.	£6,000pa
Suite 8:	975 sq.ft.	£12,000pa

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