



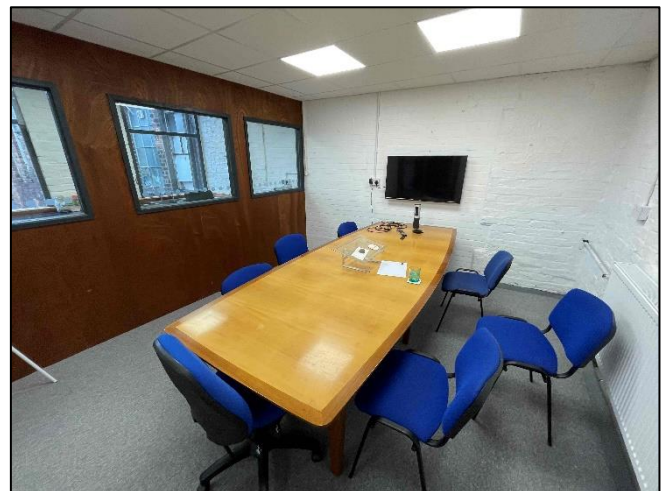
RORY MACK

ASSOCIATES

**SUITE 3, SUTHERLAND WORKS,
BEAUFORT ROAD, LONGTON,
STOKE ON TRENT, ST3 1RH**

**TO LET:
£8,000 PA**

- Attractive office suite in former pot-bank conversion
- Total NIA 814 sq ft
- Free on-site parking available
- Open plan office plus board room and kitchen
- EPC: Band E



**SUITE 3 SUTHERLAND WORKS,
BEAUFORT ROAD, LONGTON, STOKE ON TRENT,
ST3 1RH**

GENERAL DESCRIPTION

An impressive former pot bank which has been tastefully converted and refurbished to create a number of tasteful office suites. The building stands on Beaufort Road, a short walk from the centre of Longton and with easy access onto the A50 and A500. The office is accessed through the rear entrance courtyard with stair access to the second floor. The suite briefly comprises an open plan office suite comfortably seating six people, board room, newly fitted kitchen and separate WC. The suite is very well presented with a mixture of plastered and exposed brick walls, single glazed, carpets and suspended ceilings. The office suite will come with parking spaces available on the compound directly across on Beaufort Road. The rent will include the reasonable use of the gas central heating and water. The unit has its own electric submeter.

LOCATION

Sutherland Works are located on Beaufort Road in Longton in an area famous for its pot-banks. The building still has an old pot-bank running through the middle of it and can be seen from the staircase leading into the office suite. The site is a third of a mile from the A50 Trentham Road Interchange junction with easy access to the A500 and junction 15 of the M6.

SERVICES

Mains water, drainage, gas and electricity are connected. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Internal Repairing and Insuring lease by way of service charge for a minimum of 2 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the License Agreement.

BUSINESS RATES

Rateable Value: £1,450

Rates Payable: £723.55 pa (23/24)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Second Floor

Office 561 sq ft

Board room 162 sq ft

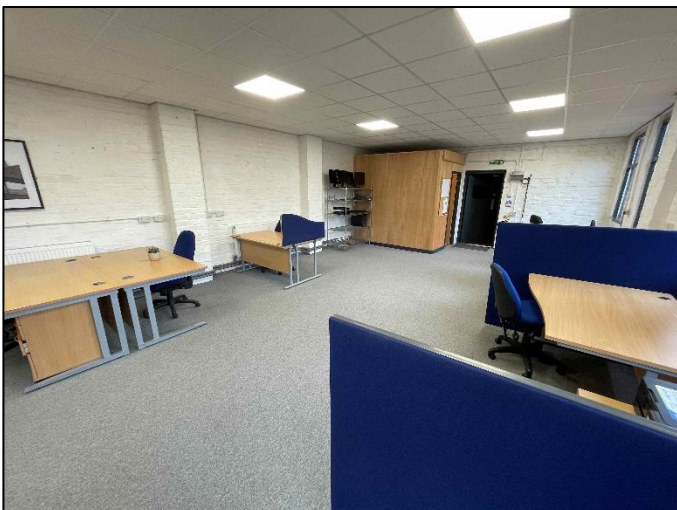
Kitchen 91 sq ft

WC —

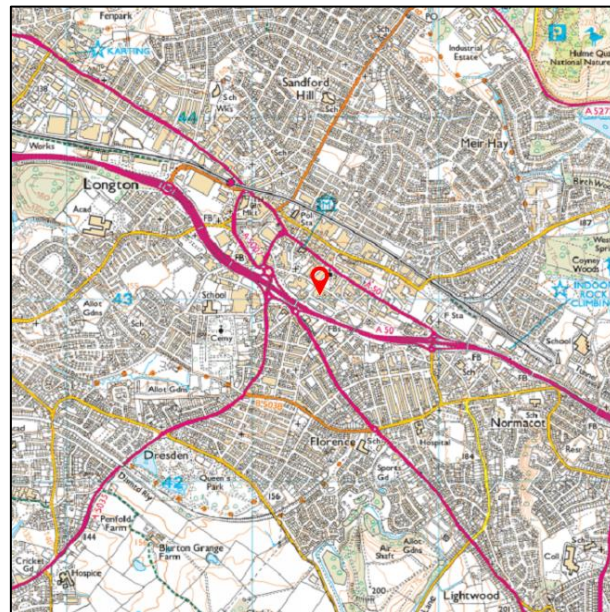
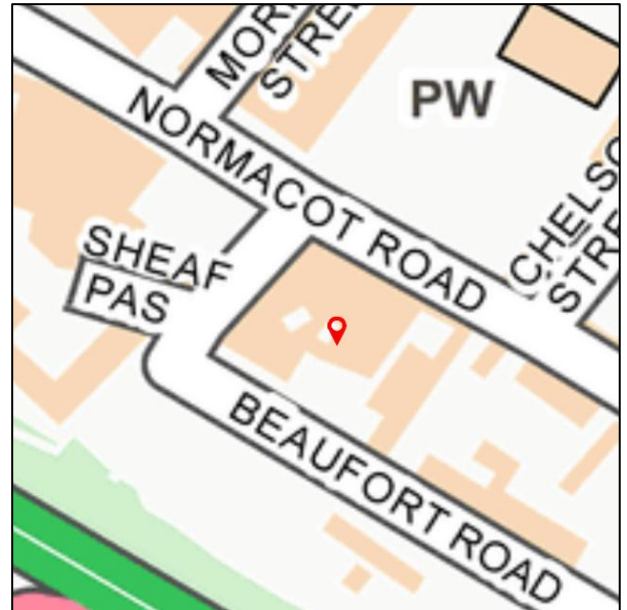
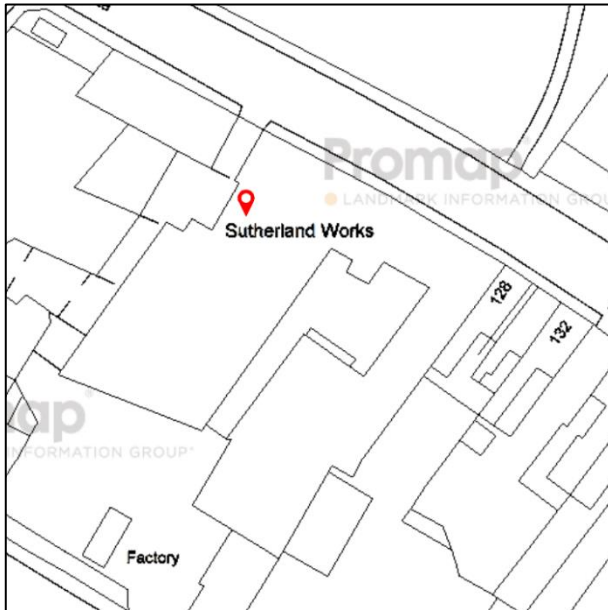
Total NIA 814 sq ft

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.



**SUITE 3 SUTHERLAND WORKS,
BEAUFORT ROAD, LONGTON, STOKE ON TRENT,
ST3 1RH**



OFFICE

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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