

RORY MACK

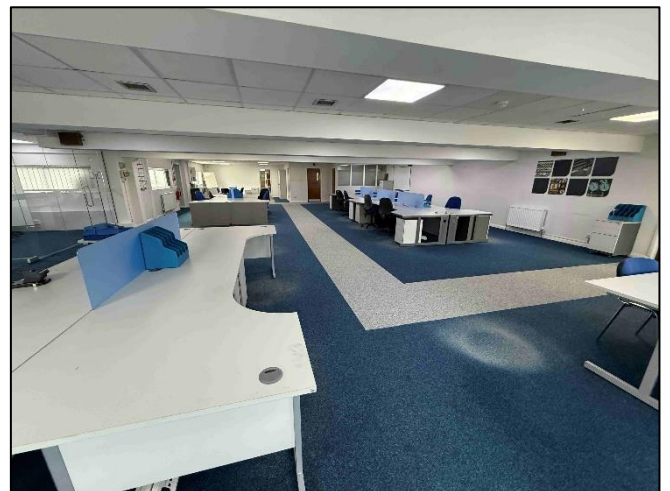
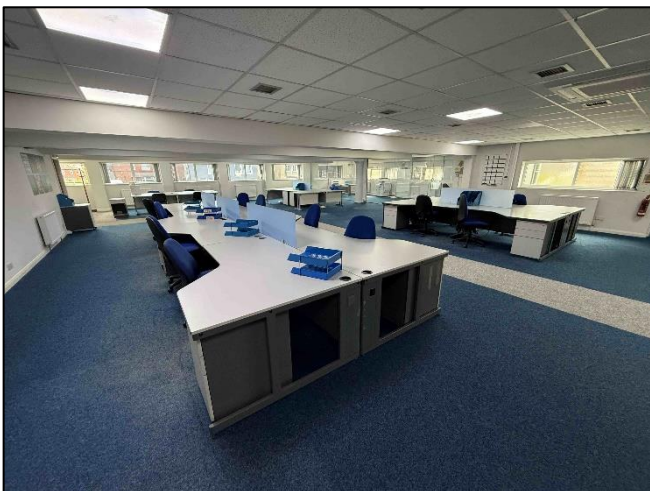
ASSOCIATES



**FIRST FLOOR OFFICES,
FWB PRODUCTS, WHIELDON ROAD,
STOKE ON TRENT, ST4 4JE**

**TO LET
FROM:
£10,000PA**

- Serviced office suites available from 1,283 sq ft to 4,864 sq ft
- *All-inclusive rent* with ample parking and modern reception area
- Recently refurbished open plan and individual offices
- Immediate access to A500
- EPC: Band C (66)



OFFICE SUITES AT FWB PRODUCTS

WHIELDON ROAD, STOKE ON TRENT

ST4 4JE

GENERAL DESCRIPTION

FWB Products have a selection of recently refurbished office suites available with parking and shared use of a new shared reception area. The first-floor offices comprise a large open plan office with some individual offices plus kitchen area, a smaller open plan office with managers office plus a board room. Rooms are available on an individual basis or as one whole suite and include access to shared bathrooms and a large kitchen and staff breakout area with rent including the fair use of electricity and gas powered central heating. The offices benefit from suspended ceilings, air conditioning, double glazed windows, and carpeted flooring. Car parking on site is available to all tenants to be discussed with the agent. Please note, the landlord is open to a mix of configurations to suit the needs of your business along with flexible term contracts.

LOCATION

The premises is located on the outskirts of Fenton, off Whieldon Road on the FWB site approx. ¼ of a mile from the A500 in a mixed use area surrounded by similar industrial and office type buildings and businesses.

TENURE

Available by way of a new Internal Repairing and Insuring lease, contracted outside of the Landlord & Tenant Act 1954 for a term of years to be agreed. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease. A further 'Referencing Fee' of £95 (inc VAT) will be charged to carry out an Identity and Credit Score check.

VAT

The rent is subject to VAT.

ACCOMMODATION & RENT SCHEDULE

<u>Suite:</u>	<u>Size:</u>	<u>Rent:</u>
Main office:	2,863 sq ft	£43,000 pa
Second office:	1,283 sq ft	£19,500 pa
Boardroom:	718 sq ft	£10,000 pa
Total NIA	4,864 sq ft	£72,500 pa

Rent is all-inclusive and includes fair use of gas, electric and water and shared use of the kitchen, breakout area and bathrooms.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central and air conditioning installed. Please note that no services have been tested by the agents.

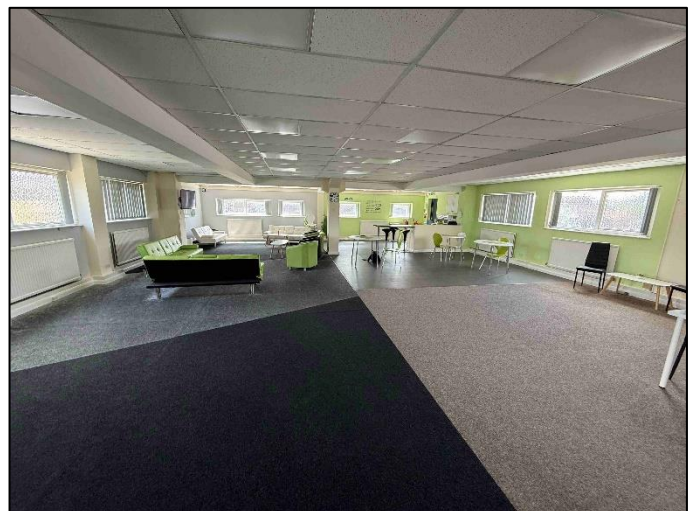
BUSINESS RATES

The occupier will be required to contribute towards the rates payable, based on the assessment for the entire site and as listed below:

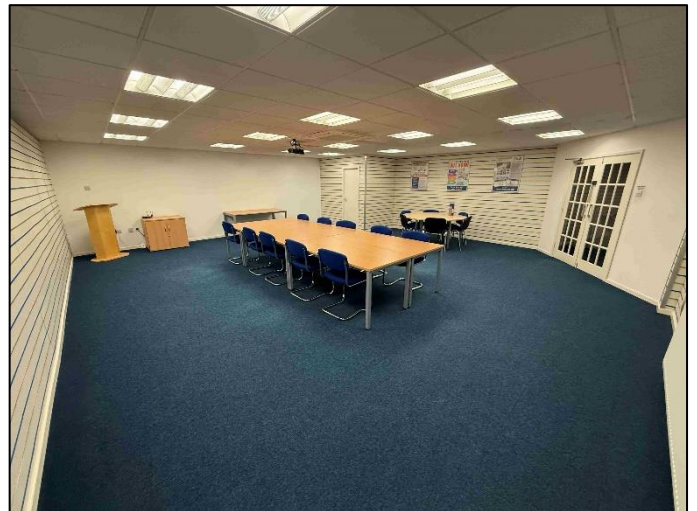
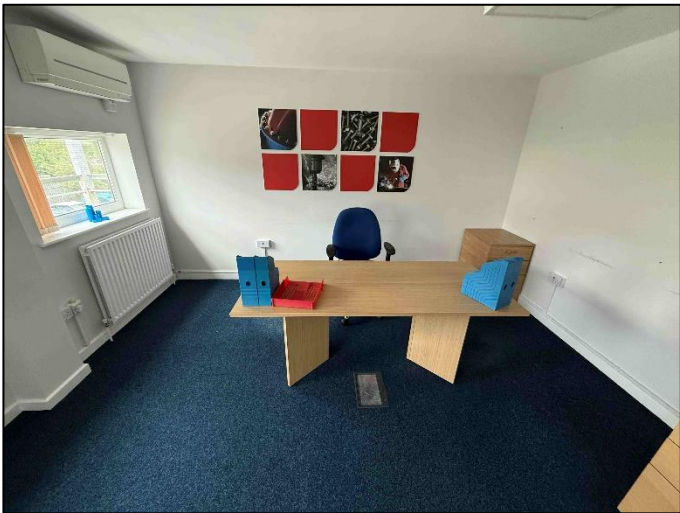
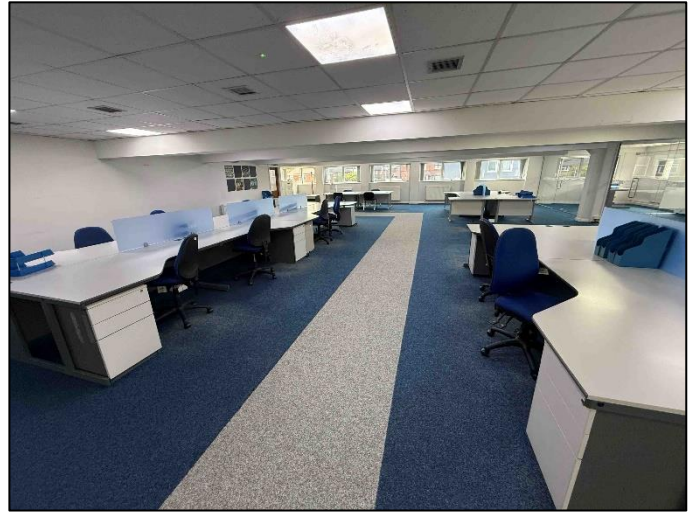
	<u>Rates Payable</u>
Main office:	£3,950 pa
Second office:	£1,800 pa
Boardroom:	£1,000 pa

ANTI MONEY LAUNDERING REGULATIONS

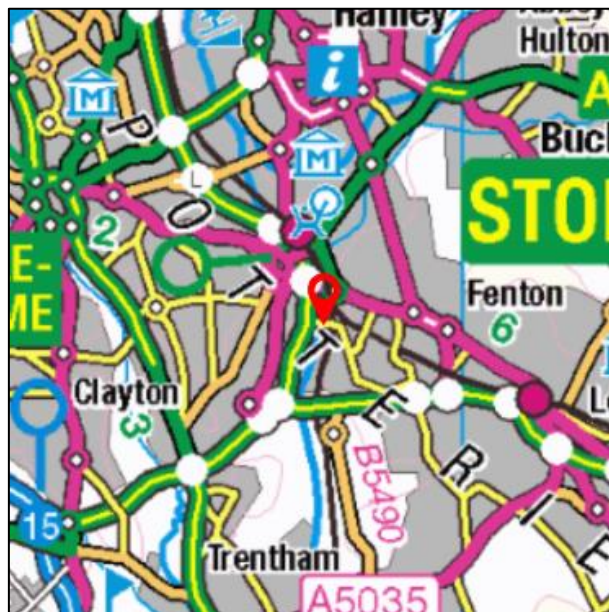
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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