



# RORY MACK

## ASSOCIATES

**G04 CAULDON LOCKS, SHELTON  
NEW ROAD, STOKE-ON-TRENT,  
STAFFORDSHIRE,  
ST4 7AA**

**TO LET  
£45,000 PAX**

- Superbly presented & recently refurbished modern office suite
- Conveniently located between Newcastle-under-Lyme and Hanley
- On main bus route and providing plenty of onsite parking
- GIA: 3,448 sq ft



# CAULDON LOCKS, SHELTON NEW ROAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 7AA

## GENERAL DESCRIPTION

This recently refurbished office, part of the ever-popular, part-serviced offices within Cauldon Locks. Its interior is fitted with attractive glass partitions, creating an open and modern atmosphere that promotes natural light flow and collaboration among team members. Furthermore, the office is DDA compliant, with being a ground floor unit, ensuring that it is accessible and accommodating to all individuals. In addition to this, the rental price includes the convenience of safe and secure parking facilities, convenient for those commuting to work or visitor parking.

## 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

The suite includes a main office, meeting room and kitchen. It also benefits from electric wall mounted heaters.

|              |               |
|--------------|---------------|
| Main office: | 2,761 sq. ft. |
| Board Room:  | 355 sq. ft    |
| Kitchen:     | 332 sq. ft    |

|                   |                      |
|-------------------|----------------------|
| <b>Total GIA:</b> | <b>3,448 sq. ft.</b> |
|-------------------|----------------------|

## 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:

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

Tenants will be responsible for their own business rates and electricity usage, which is individually metered, and any comms systems required, provided by the landlord with an individual itemised billing system.

## VAT

The rent will be subject to VAT.

## BUSINESS RATES

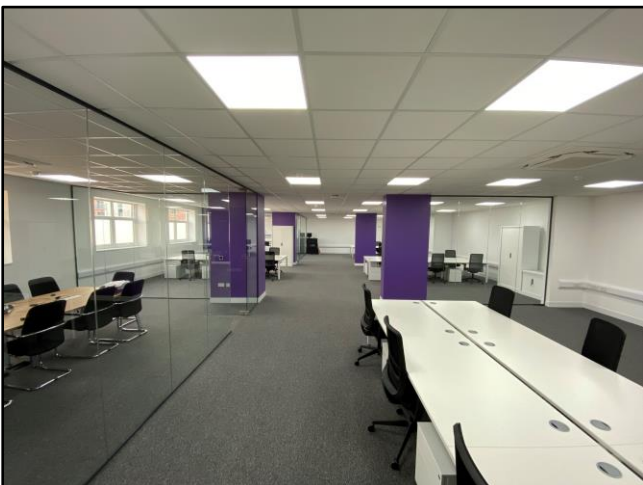
To be reassessed.

## TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

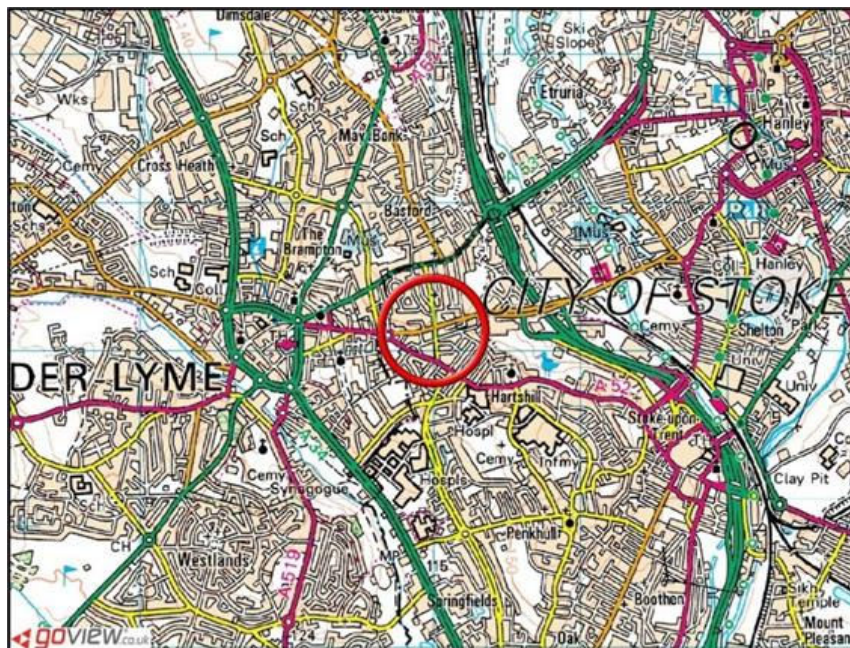
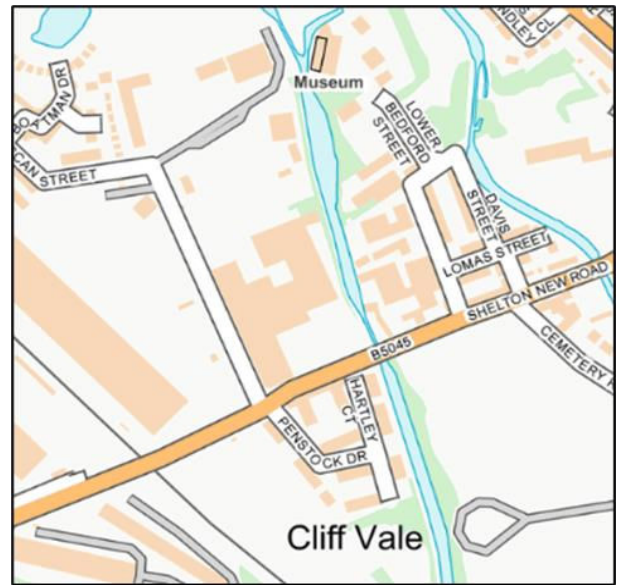
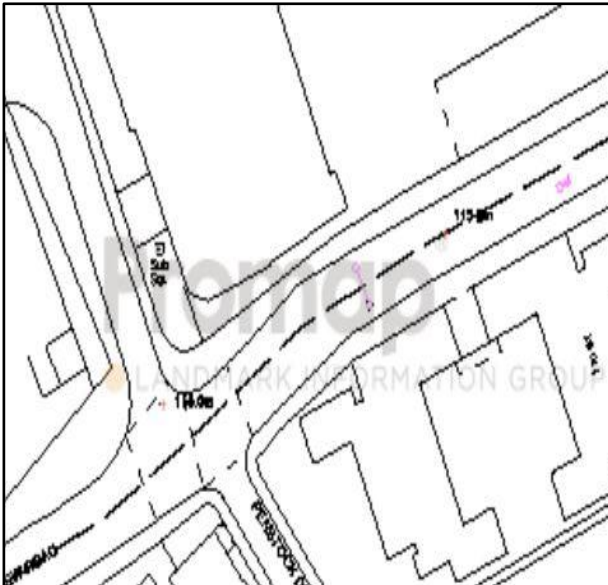
## ANTI MONEY LAUNDERING REGULATIONS

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.





**CAULDON LOCKS, SHELTON NEW ROAD,  
STOKE-ON-TRENT, STAFFORDSHIRE, ST4 7AA**



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