

RORY MACK

ASSOCIATES



**1A CAULDON LOCKS, SHELTON
NEW ROAD, STOKE-ON-TRENT,
STAFFORDSHIRE,
ST4 7AA**

***REDUCED*
TO LET
£37,00 PAX**

- Superbly presented modern office space in a new business centre
- Conveniently located close to Newcastle and Hanley
- On main bus route and providing plenty of onsite parking
- GIA: 3,665 sq ft
- Very competitive rent



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

GENERAL DESCRIPTION

Cauldon Locks is a former ceramic production premises originally constructed in 1953 and now the subject of a recent redevelopment project, to create a range of ground floor and upper floor part-serviced office suites. The entire building has recently been refurbished to an excellent standard throughout and now offers light and airy office accommodation in a range of different sized suites. The accommodation benefits from suspended ceilings with recessed lights, dado trunking and is carpeted. The suites are accessed via a central reception area which leads to the stairs and will appeal to a wide range of large and small businesses. Suite 1a is available for occupation from January 2023.

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 two meeting rooms, server room and kitchen. It also benefits from electric wall mounted heaters.

Main office:	2,109 sq. ft.
Break room:	412 sq.ft.
Meeting room:	412 sq.ft.
Server room:	135 sq.ft.
Office:	243 sq.ft.
Internal Hallways:	354 sq.ft.

Total GIA: 3,665 sq.ft.

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. The broadband speed is 1000 Mbps.

VAT

The rent will be subject to VAT.

BUSINESS RATES

Rateable Value: £20,500 (Effective 1st April 2023)

Rates payable: £10,229.5 (23/24)

TENURE

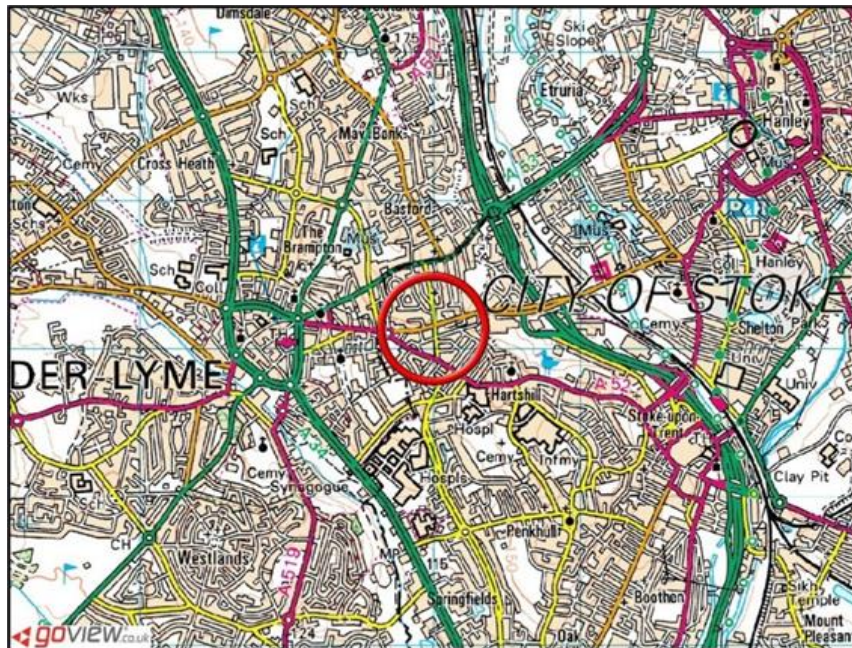
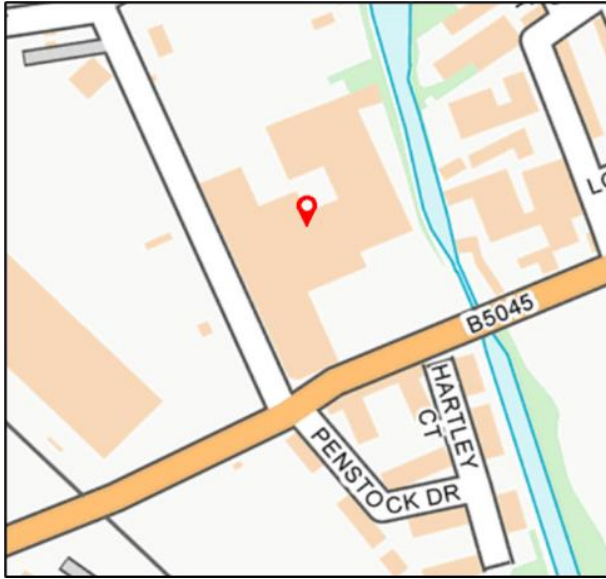
Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

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.



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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