

RORY MACK

ASSOCIATES



**THE WEDGWOOD BIG HOUSE
1 MOORLAND ROAD
BURSLEM
STOKE-ON-TRENT ST6 1DJ**

**TO LET FROM
£2,640 PA**

- Fully serviced offices from 171 sq ft to 256 sq ft
- Office suites available for immediate occupation on flexible terms
- Beautifully presented premises in town centre close to parking
- Building of historical significance built by John & Thomas Wedgwood in 1750



THE WEDGWOOD BIG HOUSE, 1 MOORLAND ROAD, BURSLEM, STOKE-ON-TRENT, ST6 1DJ

GENERAL DESCRIPTION

The Wedgwood Big House is an impressive property built in 1750 by the brothers, John & Thomas Wedgwood to be close to their large Burslem factory. More recently converted into office space, the building is steeped in character and boasts many original features. The property has a main front entrance and rear entrance with the original staircase leading to the upper floors. On the second floor are three spacious offices, two of which benefit from dual aspect windows and are carpeted with strip lighting and use of the shared toilets and kitchen area. The rent is inclusive of all running costs with electricity charged separately and on a percentage apportionment.

LOCATION

The imposing property stands on the junction of Waterloo Road and Moorlands Road in the centre of Burslem. Burslem is 1 mile from the A500 and 7 miles from Junctions 15 and 16 of the M6.

ACCOMMODATION/RENT SCHEDULE

	Floor Area	Rent PCM	Rent PA
Front Left	221	£ 275	£ 3,300
Rear Left	256	£ 320	£ 3,840
Rear Right	171	£ 220	£ 2,640

SERVICES

Mains electricity, water and drainage are connected. No services have been tested by the agents.

VAT

The rent is subject to VAT.

BUSINESS RATES

Each unit is separately assessed for Business Rates and each tenant is responsible for their own rates. All rateable values are below £12,000 enabling occupiers to claim Small Business Rates Relief.

TENURE

Available by way of new internal repairing and insuring leases, for a term to be agreed. Rent throughout the term is payable monthly in advance by way of standing order and a rent deposit equal to one months rent is payable at the beginning of the term.

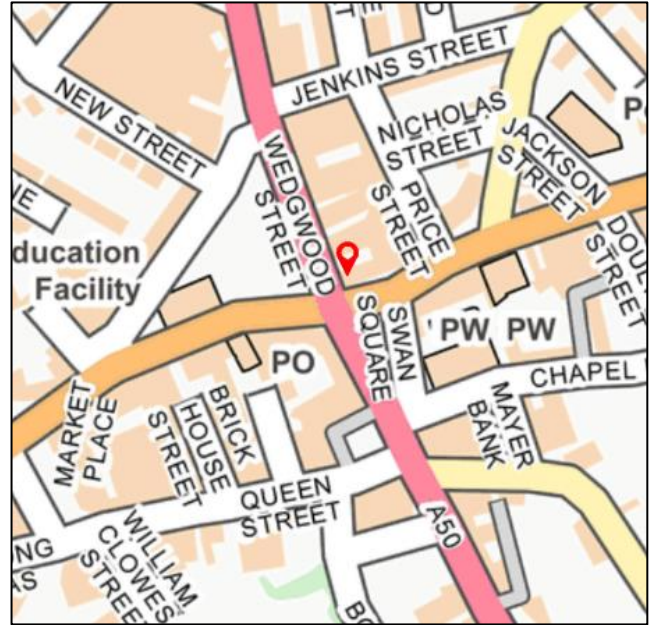
ANTI MONEY LAUNDERING REGULATIONS

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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BURSLEM, STOKE-ON-TRENT, ST6 1DJ



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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