

RORY MACK

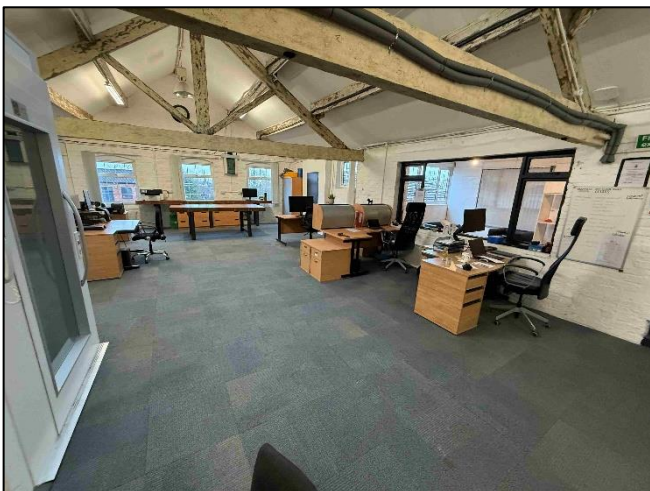
ASSOCIATES



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

**TO LET
£13,500 PA**

- Attractive office suite in former pot-bank conversion with parking
- Total NIA 1,483 sq ft
- Open plan office plus reception and storage room
- Ground floor storage unit connected by lift also available to rent
- EPC: Band D (93)



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 office suites. The office is accessed through the side entrance courtyard with internal stair access to the first floor where an old pot-bank running through the middle of the building can be seen. The suite briefly comprises an open plan office comfortably seating 10-12 people, reception/managers office, WC and storage room and is very well presented with a mixture of plastered walls and exposed beams, double glazed UPVC windows, carpets and lift to ground floor. The lift will be included should the ingoing tenant wish to take the 714 sq ft storage unit on the ground floor which can be included in the demise for an additional £6,500pa. The office suite will also come with parking spaces available on the compound directly across on Beaufort Road.

LOCATION

Sutherland Works are located on Beaufort Road in Longton in an area famous for its pot-banks. The building stands on Beaufort Road, a short walk from the centre of Longton and with easy access leading 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: £7,600

Rates Payable: £3,83.20 pa (26/27)

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

ACCOMMODATION

First Floor

Office 1,004 sq ft

Reception 277 sq ft

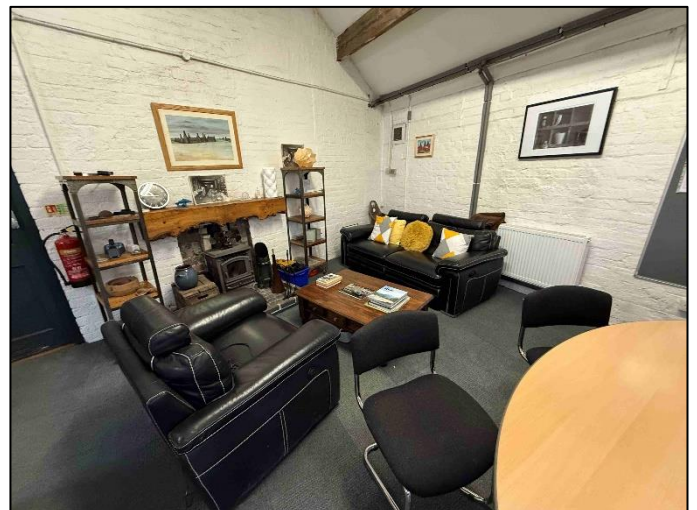
Storeroom 202 sq ft

WC –

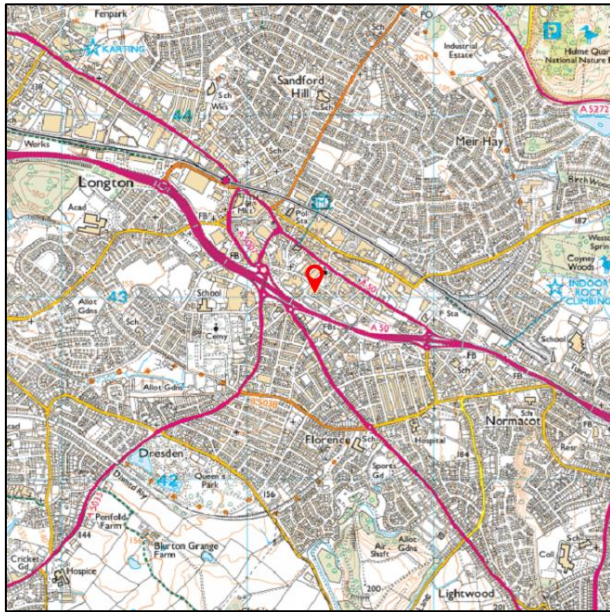
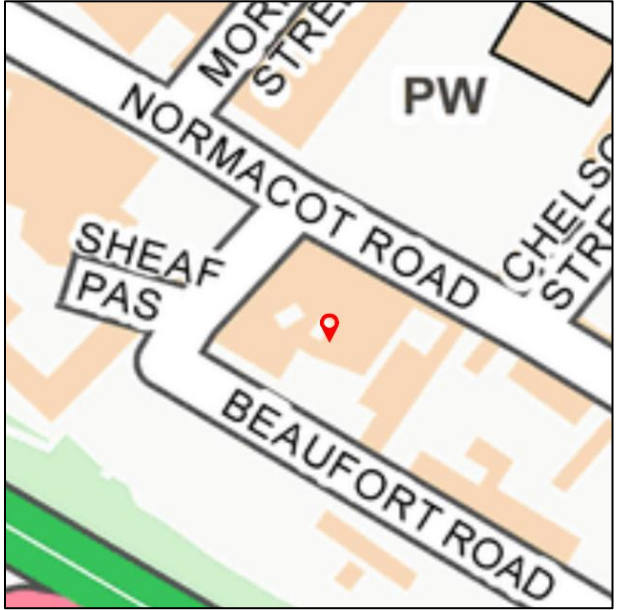
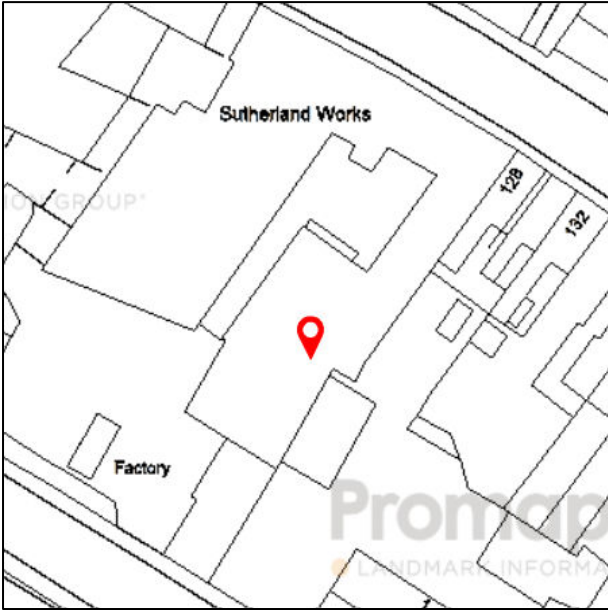
Total NIA 1,483 sq ft

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.



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ST3 1RH**



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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