

RORY MACK

ASSOCIATES

TO LET:

£585 PCM

Units 2, 4 & 5 Crown House

Oldmill Street, Stoke
Stoke on Trent, ST4 2RP



- Recently refurbished office suite extending to 955 sq ft
- Ground and first floor accommodation comprising six offices
- Self-contained and benefiting from main road frontage
- Located on the outskirts of Stoke and within 50 yards of the A500
- EPC: 94 (Band D)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

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BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

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Staffordshire ST5 1BT

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

The premises forms part of a multi let and mixed-use commercial development and briefly comprises a self-contained two storey suite of offices which have recently been completely refurbished and are now available for immediate occupation. There are a range of different sized offices at ground and first floor, all of which have been redecorated and carpeted and the property also benefits from an independent gas fired central heating system.

LOCATION

Crown House is a prominently located premises of white rendered elevations set back slightly from City Road (A52), although highly visible, and is within approx. 50 yards of the A500 dual carriageway which has direct links to Junctions 15 and 16 of the M6 and the A50. Stoke town centre is approx. ¼ of a mile to the west.

ACCOMMODATION

Ground floor:

Office 1 (inc kitchenette)	210 sq ft
Office 2	151 sq ft
Office 3	188 sq ft
Office 4	177 sq ft
Total NIA:	955 sq ft

First floor:

Office 5	188 sq ft
Office 6	50 sq ft
M&F WC's	-

RENTAL

£135.00 per week.

SERVICES

All mains services are connected. Gas fired central heating installed. No services have been tested by the agents.

VAT

The rent is not subject to VAT

BUSINESS RATES

Rateable Value:	£4,850
Rates Payable:	£2,420.15 pa (22/23)

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

TENURE

Available by way of a new internal repairing an insuring lease for a term of years to be agreed and subject to rent reviews every three years and with each party bearing their own legal fees. Lease agreements are issued by the landlord directly which ensures a quick turnaround of legal documentation.

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.

C02475/18052022

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ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

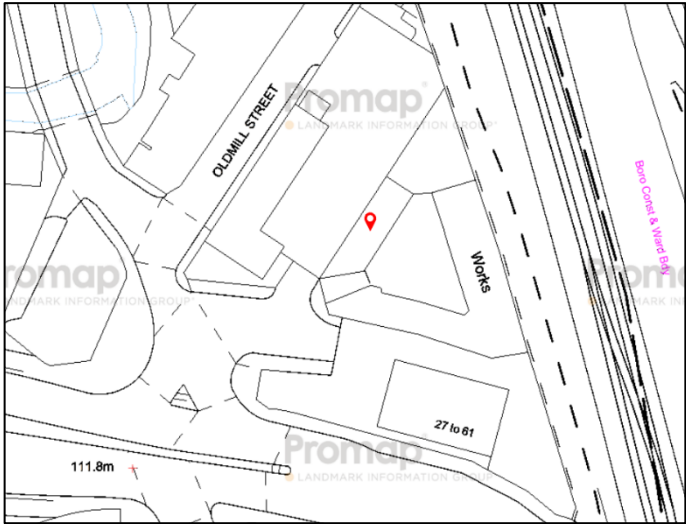
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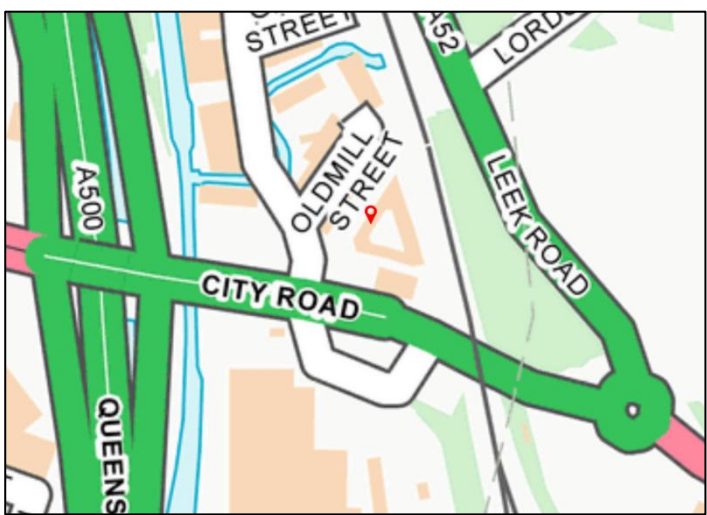
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

