

TO LET

CAULDON LOCKS

SHELTON NEW ROAD, STOKE-ON-TRENT ST4 7AB



OFFICE SPACE

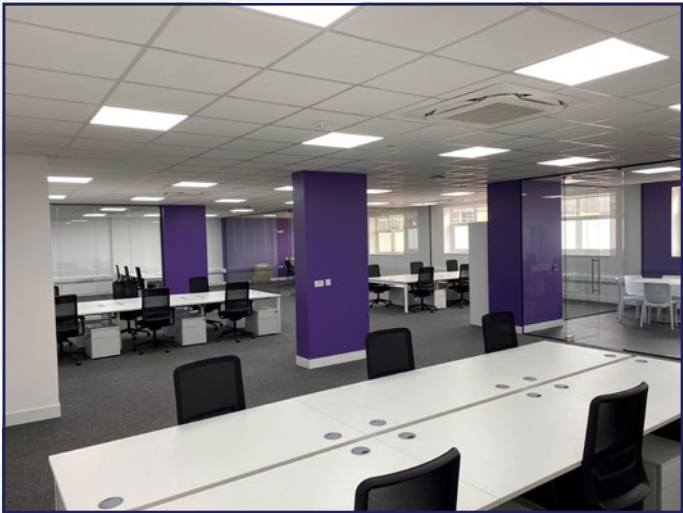
3,000 – 7,000 sq ft (278.7 - 650.32 sq m)

(Approx. Total Net Internal Area)

- Large Car Park
- LED lighting
- Close to A500
- Fully Refurbished

LOCATION

The building is 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 and the north bound access approximately half a mile.



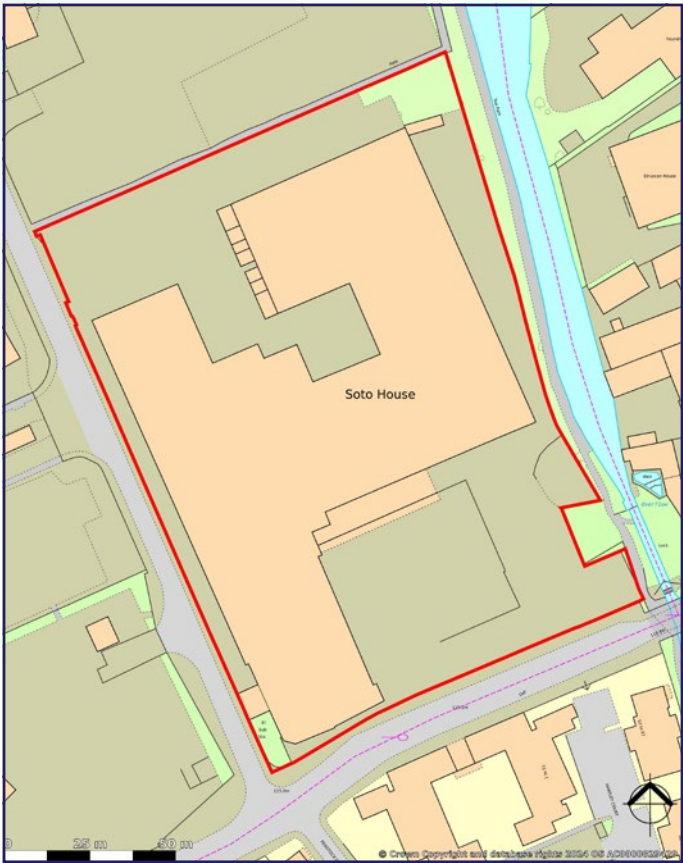
DESCRIPTION

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.

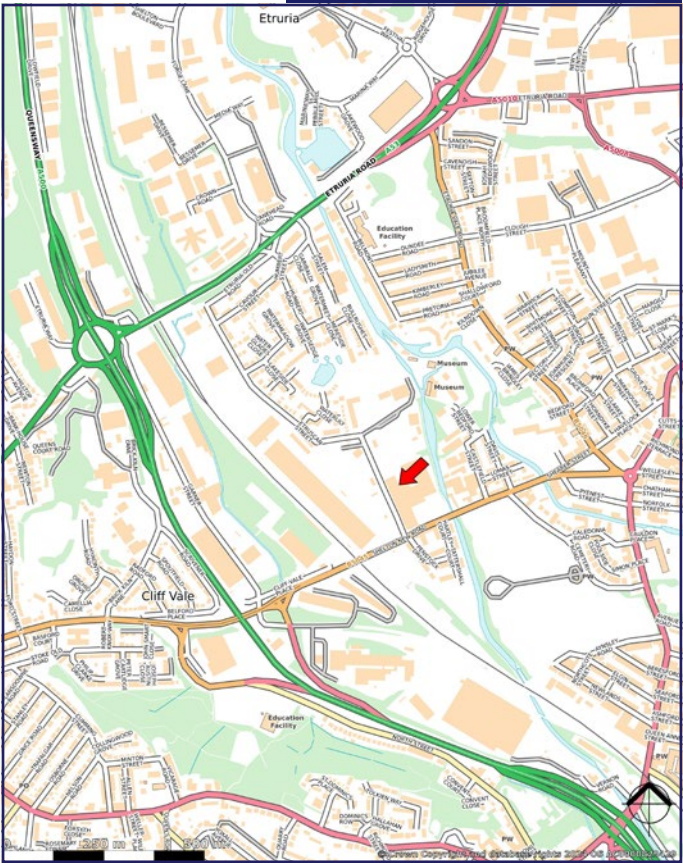
The entire building has recently been refurbished to an excellent standard throughout and now offers light and airy office accommodation in a range of different sized suites. The accommodation benefits from suspended ceilings with LED lights, air conditioning, heating, dado trunking and is carpeted. 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. The property has generous parking space available.

ACCOMMODATION

	SQ M	SQ FT
Office G04	278.7	3,000
Office 1A	371.61	4,000
TOTAL Approx. Gross Internal Area	650.32	7,000



POSTCODE: WV10 0LL



TENURE

The offices are available on new leases with terms to be agreed.

SERVICE CHARGE

A service charge is levied for maintenance and up keep of common areas and landscaping. Further details available from agents.

RENT

POA

EPC

EPC - C (63)

RATEABLE VALUE

Rateable Value –

Office G04 - £17,000 (2023 Listing)

Office 1A - £20,500 (2023 Listing)

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

SERVICES

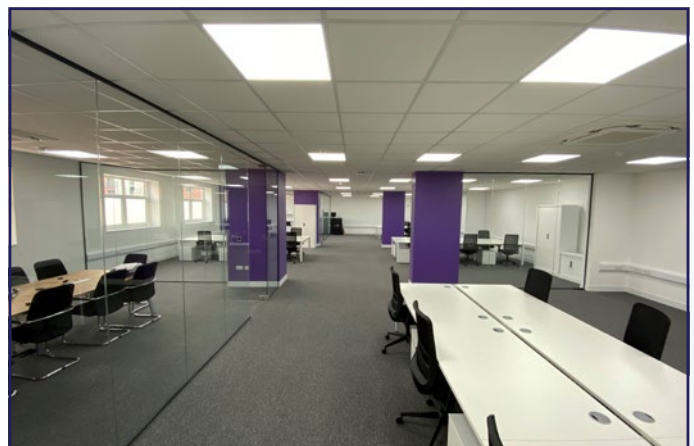
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

VAT All prices quoted are exclusive of VAT, which may be chargeable.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1268 Date: 12/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

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