

# RORY MACK

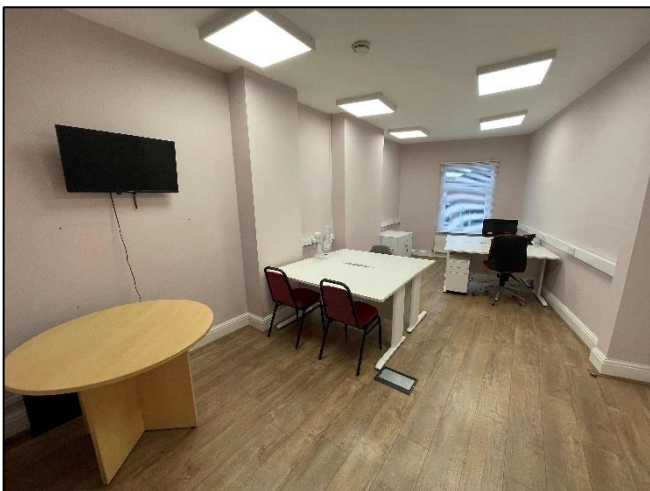
## ASSOCIATES



**1<sup>ST</sup> FLOOR OFFICE SUITE,  
489 HARTSHILL ROAD, HARTSHILL,  
STOKE ON TRENT, ST4 6AA**

**TO LET  
£495PCM**

- Well presented first floor office suite
- Total NIA 278 sq ft
- Ideally located in-between Stoke on Trent and Newcastle-under-Lyme
- Open plan office with private plus kitchen and separate entrance
- EPC: Band C (72)



**1<sup>ST</sup> FLOOR OFFICE SUITE,  
489 HARTSHILL ROAD, HARTSHILL,  
STOKE ON TRENT, ST4 6AA**

**GENERAL DESCRIPTION**

A first floor office suite consisting of an open plan office and kitchen with separate WC. The building stands on Hartshill Road, one mile from the centre of Newcastle-under-Lyme and within easy access to the A34 and A500.

The office is accessed via its own entrance door at the front of the building and briefly comprises an open plan office suite comfortably seating six people, newly fitted kitchen and separate WC. The suite is very well presented with plastered walls, double glazed windows and laminate flooring. The rent includes the reasonable use of the gas central heating, electric and water. Please note, the bathroom is shared with one other single office on the same floor.

**LOCATION**

The property is on the A52, Hartshill Road and is 1 mile from Newcastle town centre and 1.5 miles from Stoke town centre.

**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 or short-term License. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease or License Agreement.

**BUSINESS RATES**

Business rates are included in the rent.

**ACCOMMODATION**

First Floor

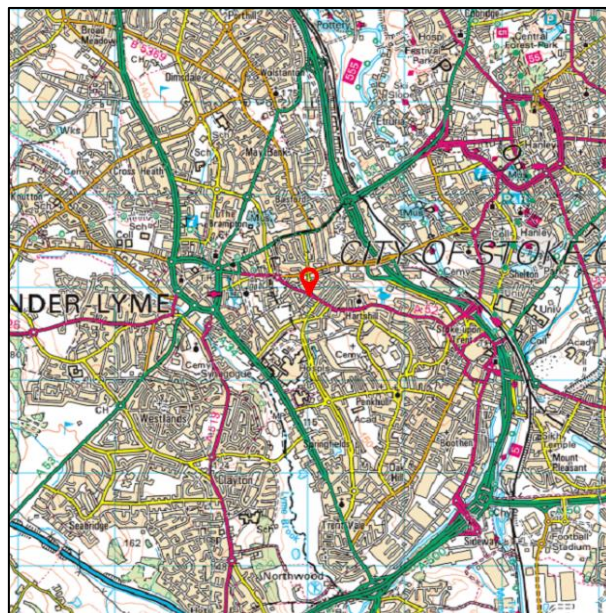
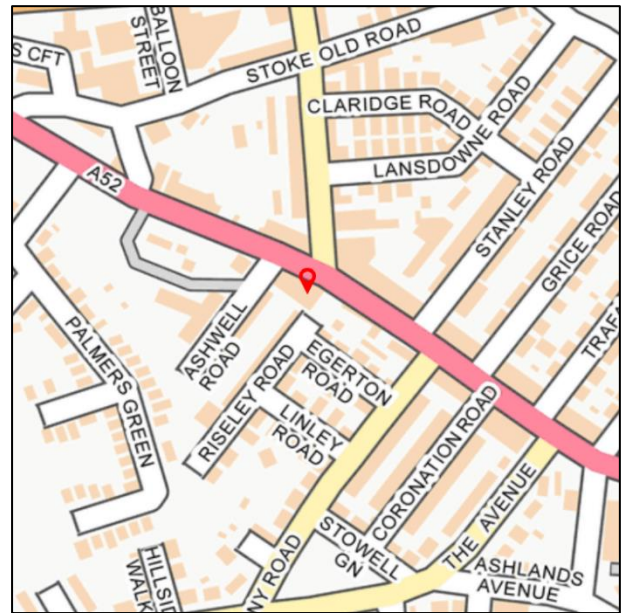
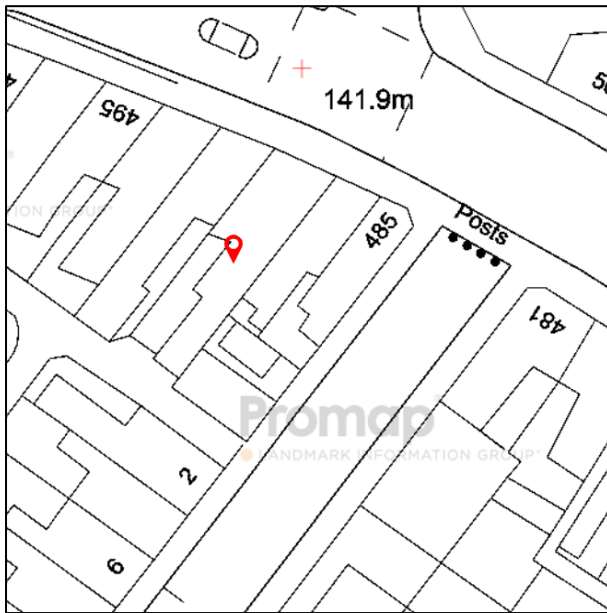
Office	218 sq ft
Kitchen	60 sq ft
WC	—
<b>Total NIA</b>	<b>278 sq ft</b>

**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.



**1ST FLOOR OFFICE SUITE,  
489 HARTSHILL ROAD, HARTSHILL,  
STOKE ON TRENT, ST4 6AA**



**OFFICE**

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Newcastle  
Staffordshire  
ST5 1BT

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[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)

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