RORY MACK

ASSOCIATES

TO LET:

£185 PCM

Wellesley House

Wellesley Street, Shelton, Stoke on Trent, ST1 4NF

- **Newly refurbished serviced office available within the previously known NHS chest clinic in Shelton**
- **Arranged over ground floor, a range of offices vary from 94 sq. ft. to 449 sq. ft. (NIA)**
- **Fully inclusive rent including electricity, gas fired central heating, building insurance, cleaning common parts and onsite parking**
- **Conveniently located to Hanley, Newcastle and Stoke, the A500 is within 0.5 miles**

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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk

RICS

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

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GENERAL DESCRIPTION

Wellesley House was the formerly known as the NHS chest clinic, the property has undergone comprehensive refurbishment. A range of accommodation at ground floor level available from 94 sq. ft. to 449 sq. ft. All offices have the shared use of a reception area, kitchen and WC'S with onsite parking available, limited to two vehicles per office. The property benefits from a secure door entry system and perimeter fencing.

LOCATION

As referred on the attached plans, the property is located within Snowhill, Shelton within close proximity to Hanley City Centre. The A500 is within 0.5 miles providing excellent transport for city commuters.

ACCOMMODATION

ROOM	SQ. FT.	RENT PCM	STATUS
3:	138	£185	AVAILABLE
6:	148	£185	AVAILABLE

VAT

The rent will not be subject to VAT.

SERVICES (Included in Rent)

The following services are included within the rent:

- Buildings Insurance
- Electricity
- Heating (Gas Fired Central Heating)
- Cleaning of common parts including WC's and kitchen
- Water Rates
- Parking
- WiFi – In its current offer

SERVICES

Mains water, electricity and Gas fired central heating are connected. Please note that no services have been tested by the agents.

EPC RATING

Asset Rating 185 Grade (G)

BUSINESS RATES

All offices are to be individually assessed and we expect these to fall within the threshold for Small Business Rate Relief.

TENURE

The office will be made available by way of a License Agreement for a minimum duration of twelve months. The rent is to be paid monthly in advance by way of standing order. A rent deposit the equivalent to six weeks rent will also be required and will be returned to the tenant in full at the end of the term, provided all of the terms within the agreement are observed.

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Strictly by appointment through agents:

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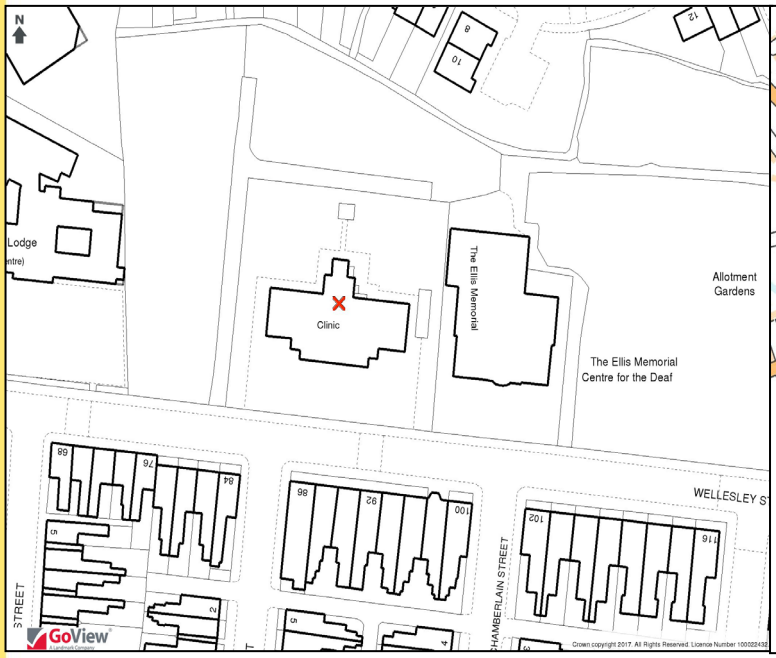
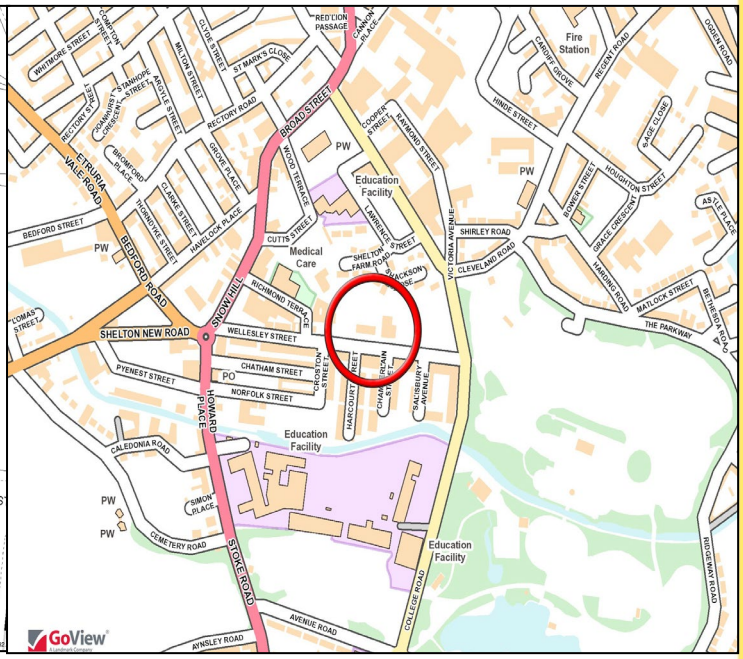
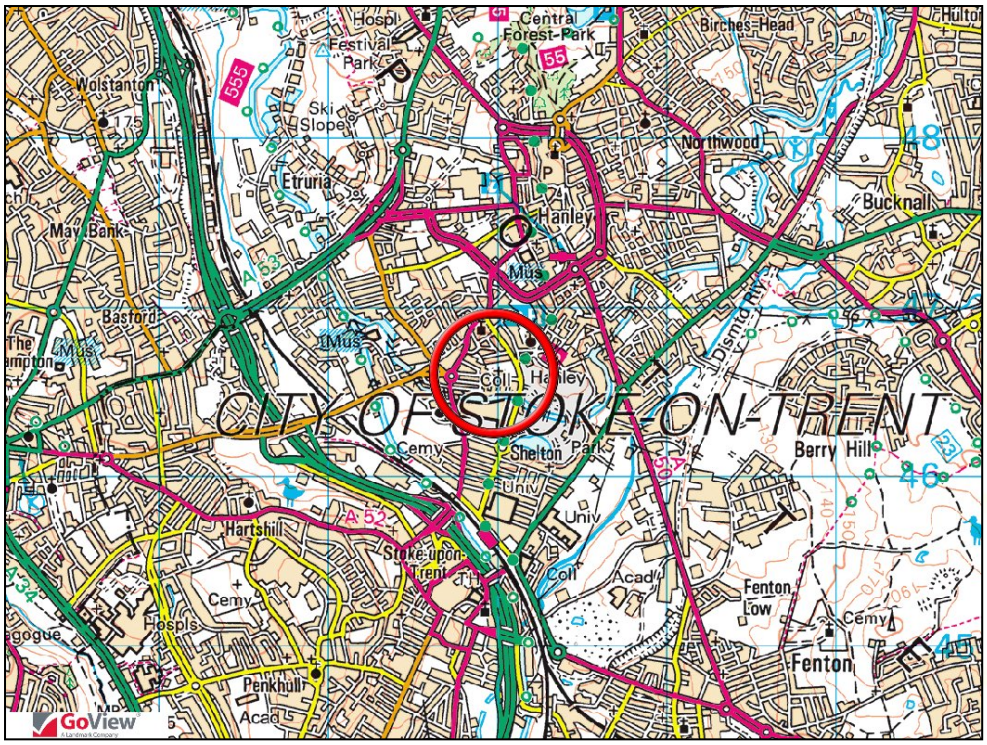
DETAIL



STREET



TOWN



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