

HOLLY HOUSE
37 MARSH PARADE
NEWCASTLE UNDER LYME
STAFFORDSHIRE
ST5 1BT

TEL: 01782 715725
FAX: 01782 715726

EMAIL: ENQUIRIES@RORYMACK.CO.UK
WEB: WWW.RORYMACK.CO.UK

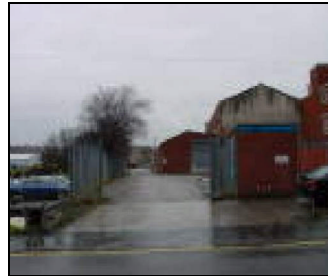


TO LET

£3 Per SQ FT

SUTHERLAND ROAD

LONGTON, STOKE ON TRENT, ST1 1HS



**FORMERLY AYSLEY POTTERY
WAREHOUSING AND PRODUCTION SPACE
UNITS FROM 2,000 SQ FT
AVAILABLE AT COMPETITIVE RENTS ON FLEXIBLE
TERMS**



All prices and rentals quoted are exclusive of VAT (if applicable) Misrepresentation Act 1967

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GENERAL DESCRIPTION

The property comprises the former Aynsley's Pottery works fronting Sutherland Road which is currently being sub-divided into a mixture of production and warehousing accommodation. The property is accessed directly off Sutherland Road with a yard to the side and rear with ample scope to accommodate a variety of requirements. The process of sub-division and refurbishment is ongoing and will change from time to time as works progress.

LOCATION

Sutherland Road is located within walking distance of Longton town centre and is also within easy reach of the A50 and thus gives road links to the North Staffordshire conurbation and M6.

ACCOMMODATION

The units currently available for occupation are as follows:

UNIT 1:

Warehousing/Industrial Space 2,857 sq ft

Rent: £10,000 per annum

Additional production space is available from approximately 4,000 sq ft upwards, please call to see if your particular requirements can be accommodated.

SERVICES

All main services are understood to be available, including 3 phase electricity and gas. Each unit is to have an individually metered electricity supply. Please note none of the services have been tested by the agents.

RATING

All units are to be sold separately assessed, once the sub-division works are complete.

TENURE

Each unit shall be available by way of a standard internal repairing lease for a minimum term of three years. A service charge shall be levied on each unit to cover the buildings insurance and the up keep and maintenance of all communal facilities (insurance, yard area, WC's etc). The anticipated service charge is .035 p.s.f. of the occupied floor space. The ingoing tenant is to make a contribution of £250 + VAT towards the legal costs in drawing up the lease.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

Fax: 01782 715726

Email: enquiries@rorymack.co.uk

Website: www.rorymack.co.uk