

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

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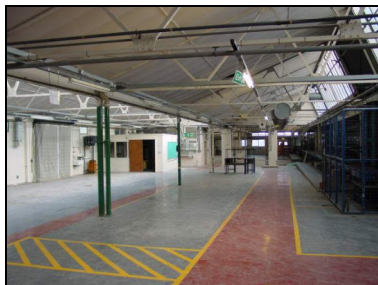
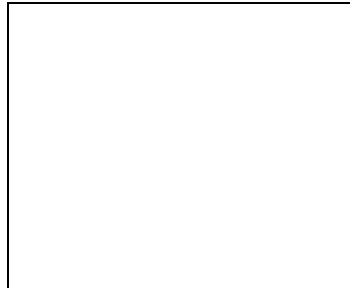
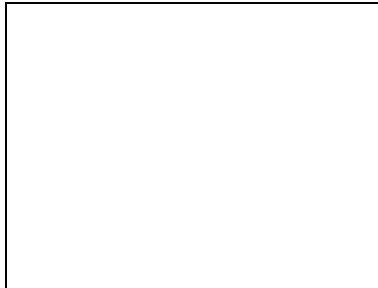


TO LET

£2 Per SQ FT

SYLVAN CENTRE

NORMACOT ROAD, LONGTON, ST3 1PA



**FORMERLY PORTMERION POTTERY, WHICH HAS BEEN
DIVIDED AND OFFERS A MIXTURE OF:
INDUSTRIAL & WAREHOUSING
SHOWROOM, OFFICES & STUDIO SPACE
IMMEDIATE ACCESS TO THE A50**



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

Rory Mack Associates for itself and for the vendors or lessors of this property whose agents it is given notice that: (I) the particulars set out as a general outline only for the guidance of intending purchasers or lessees and do not 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 their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty in relation to this property.

ACCOMMODATION AVAILABLE**UNIT 1:**

First floor offices 1,783 sq ft (could be split) £5,500 per annum. Former director's offices with separate WC's and kitchen

UNIT 6:

First floor warehousing/industrial 9,765 sq ft £10,000 per annum. Potentially available December 2006.

UNIT 11:

First floor warehousing/industrial 6,727 per annum £7,000 per annum. With goods lift access from unit 3.

ACCOMMODATION LET**UNIT 3:**

Ground floor warehousing/industrial unit 6,861 sq. LET

UNIT 4:

Ground floor offices 2,294 sq ft. LET

UNIT 5:

Ground floor warehousing/industrial 12,444 sq ft. LET

UNIT 7:

Ground floor warehousing/industrial 4,320 sq ft. LET

UNIT 8:

First floor offices 5,164 sq ft. LET

UNIT 9:

First floor studio 2,087 sq ft. LET

UNIT 10:

Ground floor production space 2,083 sq ft. LET

GENERAL DESCRIPTION

The property comprises a former pottery premises and as such offers a wide range of facilities from former production/warehousing space, to light and airy first floor studio accommodation. There is also a variety of individual offices and the former factory shop. There is a communal yard with ample parking.

LOCATION

As referenced on the attached plan the property has frontage to both Normacot Road and Gower Street and is within yards of the A50. Longton town centre is within walking distance.

SERVICES

We have been advised that all mains services are connected. Dependant upon the space taken, some reconfiguration of the services might be required with sub meters being fitted for both gas and electricity. No services have been tested by the agents.

SECURITY

The site has a security lodge at the main entrance which is manned between 8am and 6pm every day (including weekends).

RATING

Due to the subdivision of the property, a new rateable value assessment shall be required for the various units.

TENURE

The various parts of the property are available on a leasehold basis, upon terms to be agreed. There is a degree of flexibility for some parts of the property which may be available on short term licences.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

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