

RORY MACK

ASSOCIATES



**2 PAXTON STREET, HANLEY,
STOKE ON TRENT,
STAFFORDSHIRE, ST1 3SD**

**TO LET
FROM:
£375 PCM**

- Serviced office suites available on flexible terms
- All-inclusive rent plus kitchen and bathrooms with each suite
- Whole property also available to rent on FRI basis at £20,000 pa
- Walking distance to Hanley city centre and the main bus station
- EPC: Band E (117)



2 PAXTON STREET
HANLEY, STOKE ON TRENT
ST1 3SD

GENERAL DESCRIPTION

2 Paxton Street is a large semi detached building converted into a self-contained office premises comprising a range of offices at ground and first floor level along with toilets and kitchens. The property is well maintained and modernised throughout and offers a convenient business location for those looking for individual office suites in the area. Externally there is a large yard to the rear suitable for a seating and bicycle parking. There is on road parking available directly in front of the property and the new bus station is within a 5 minute walk. The offices are offered on flexible terms with the rent including the fair usage of gas, electric and water.

The building is also available on an FRI basis with the ingoing tenant taking all three suites on terms to be agreed.

LOCATION

The property is located on Paxton Street, a 5 minute walk from the bus station and around 10 minutes from the centre of Hanley. The property also has excellent access to all aspects of Stoke on Trent being a third of a mile from Joiners Square and the A52 and 1.5 miles from the A500 at City Road.

SERVICES

Mains water, drainage, gas and electricity are connected. Heating is provided by gas central heating. 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 leases or short-term License Agreement. An administration fee of £300 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 for the current financial year, to be reassessed yearly by the landlord.

AVAILABLE ACCOMMODATION

Ground Floor (Office 1) Rent at £375 pcm

Office	156 sq ft
Kitchen	34 sq ft
Total NIA	190 sq ft

Ground Floor (Office 2) Rent at £550 pcm

Office	255 sq ft
Kitchen	68 sq ft
Total NIA	323 sq ft

First Floor (Office 3) Rent at £1,200 pcm

Office	118 sq ft
Office	582 sq ft
Reception	54 sq ft
Kitchen	83 sq ft
Total NIA	837 sq ft

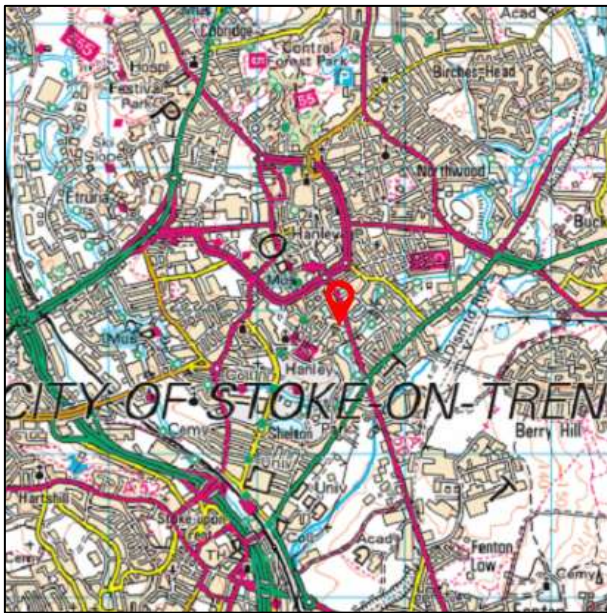
The whole building can also be rented out at **£20,000 pa** with the ingoing tenant responsible for all utility costs.

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.



2 PAXTON STREET
HANLEY, STOKE ON TRENT
ST1 3SD



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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