

# RORY MACK

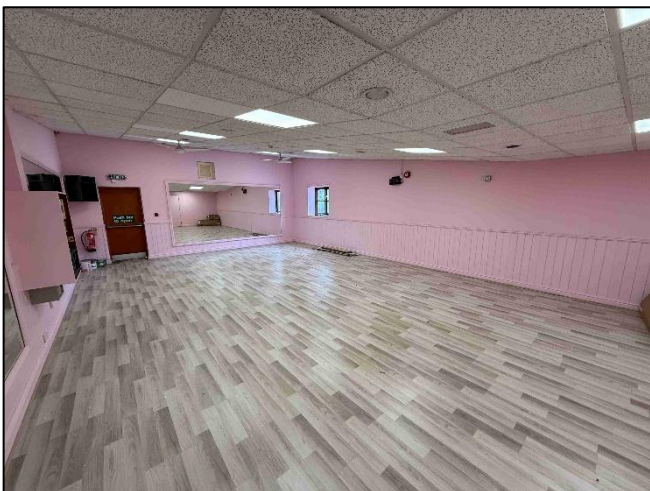
ASSOCIATES



**SUITES AT THE TOLLGATE HOTEL,  
RIPON ROAD, BLURTON,  
STOKE ON TRENT, ST3 3BS**

**TO LET  
FROM:  
£450PCM**

- Serviced office suites available on flexible terms
- All-inclusive rent and shared use of bathrooms
- Onsite car parking freely available
- Excellent road connections and directly accessed off the A5035
- EPC: Band B (30)



# SUITES AT TOLLGATE HOTEL AND LEISURE

RIPON ROAD, BLURTON,

STOKE ON TRENT, ST3 3BS

## GENERAL DESCRIPTION

The Tollgate Hotel is a functioning hotel and leisure centre which also comprising a range of offices at ground and first floor level along with toilets. Just off Trentham Road (A5035) between Longton and Trentham, the property is easily accessible and offers flexible fully inclusive office suites with ample free parking. The property has a 24 hour manned reception and benefits from additional meeting rooms that can be rented on an hourly basis. The hotel currently has four individual suites that can be rented on a monthly basis with a minimum term of 6 months.

## LOCATION

The property is located on the A5035, Trentham Road, the main road that links Longton and the A50 with Trentham and the A34. The site has a large number of parking spaces on its own land servicing the hotel and office spaces.

## 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.

The rent is inclusive of fair use of the services, to be monitored by the landlord.

## 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 £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.

## AVAILABLE ACCOMMODATION

Studio 2 - Rent: £550 pcm

Suite 659 sq ft

Corner suite with window and fire escape. Pink décor with mirrored wall.

Spinning Suite – Rent: £450 pcm

Suite 709 sq ft

Former aerobics/spinning room with no windows so would suite fitness use.

Physio Suite – Rent: £525 pcm

Suite 1 324 sq ft

Suite 2 200 sq ft

Total 524 sq ft

Two connecting rooms formerly used for physio. Both rooms have windows and sinks.

Shapemaster Room – Rent: £500 pcm

Suite 587 sq ft

One large room with temporary stud wall leading to smaller room with window. Small storage area included.

## 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.

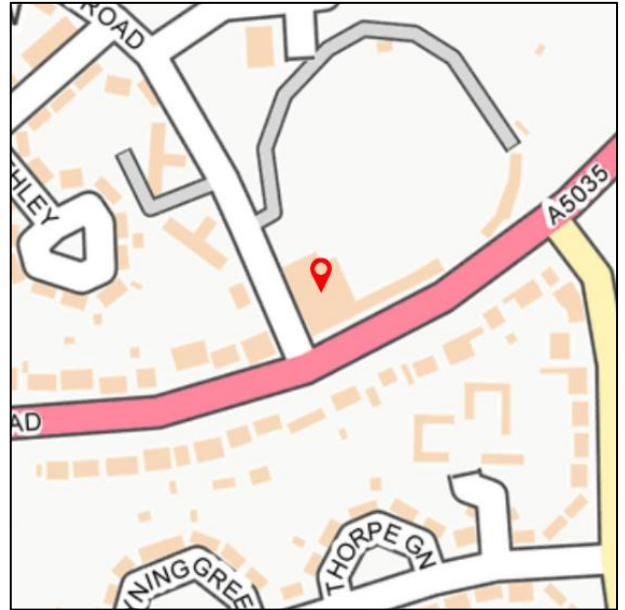




## SUITES AT TOLLGATE HOTEL AND LEISURE

RIPON ROAD, BLURTON

STOKE ON TRENT, ST3 3BS



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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