

TO LET:

From £285 pcm

Willow Brook House

Chemical Lane
Stoke-on-Trent, Staffordshire
ST6 4PB



- Individual serviced offices from 121 sq. ft. to 289 sq. ft.
- Available by way of flexible license agreements
- Conveniently located close to the A500
- Very competitive rents on an all-inclusive basis

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

GENERAL DESCRIPTION

Willow Brook House comprises of a series of serviced offices arranged over ground and first floor located just off the A500. The property offers superbly presented serviced office accommodation in the heart of Stoke-on-Trent. There are a range of individual serviced offices available all of which benefit from shared kitchen and welfare facilities. Onsite car parking is available to the front of the premises, suitable for a number of vehicles.

LOCATION

Willow Brook House is located on Chemical Lane, Chemical Lane runs parallel with the A500 dual carriageway and can be accessed from the north (Regional Mitchell way) and south (Longport).

ACCOMMODATION

OFFICE:	SQ. FT.	MONTHLY RENT
1:	289	£600
18/19:	248	£575
21:	121	£285

Note: The rent is inclusive of all of the buildings running costs. Tenants will be required to pay their own telephone charges, contents insurance and Business Rate Liability. All Rateable Values are below £12,000 and as such businesses qualifying for Small Business Rates Relief will not pay any rates.

EPC

Grade E – Asset Rating 115

VAT

The rent will not be subject to VAT.

TENURE

Individual offices are available by way of Licence Agreement for a term to be agreed. Tenants will be required to pay a rent deposit equal to one month's rent plus the first month's rent in advance by way upon completion. Rent thereafter to be paid monthly by a standing order.

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Strictly by appointment through agents:

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