

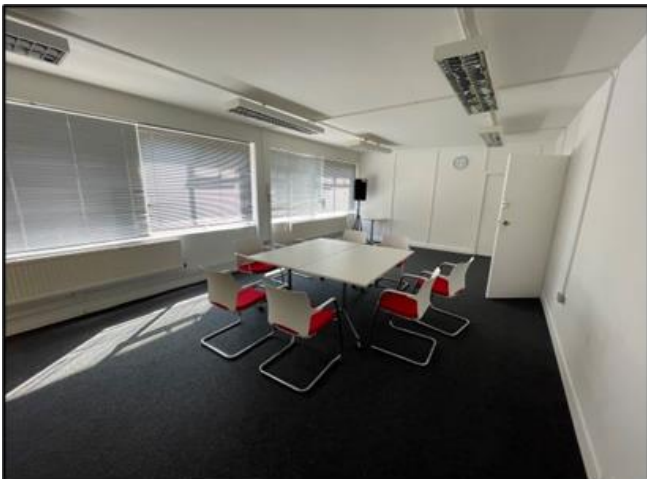


# RORY MACK

## ASSOCIATES

### CONWAY HOUSE OFFICE SUITE, **TO LET** CHEAPSIDE, HANLEY, STOKE ON TRENT, STAFFORDSHIRE, ST1 1HE **£9,950 PAX**

- Second floor office suite with GIA 623 sq ft
- Prime town centre location
- Forming part of a modern office development
- Very well presented all inclusive office rental
- EPC TBC



# CONWAY HOUSE OFFICE SUITE, CHEAPSIDE, HANLEY, STOKE ON TRENT, STAFFORDSHIRE, ST1 1HE

## GENERAL DESCRIPTION

A second-floor self-contained office suite forming part of a purpose-built development in the town centre. The unit briefly comprises an open plan office with separate meeting or managers office. Internally the office space

comes with plastered wall surfaces, single glazed windows, and carpeted floor coverings. The suite comes with access to shared welfare facilities and a kitchen on the third floor as well as secure 24-hour access and CCTV. The rent is all inclusive and includes electricity and gas.

## LOCATION

Conway House is located at the Piccadilly end of Cheapside in the centre of Hanley, with walking distance to the bus station and a 2 minute walk from The Potteries Shopping Centre. Piccadilly is a very popular location with a number of popular restaurants and cafes.

## ACCOMMODATION

### Second Floor:

Office: 465 sq.ft.  
Meeting room: 158 sq.ft.  
Shared WC: --

### Third Floor:

Shared Kitchen: --  
**GIA: 623 sq.ft.**

## SERVICES

Mains electric, gas, water and drainage are connected and will form part of the inclusive rent. No services have been tested by the agents. Please note that due to the uncertainty of the utilities market, the rent may be subject to change.

## BUSINESS RATES

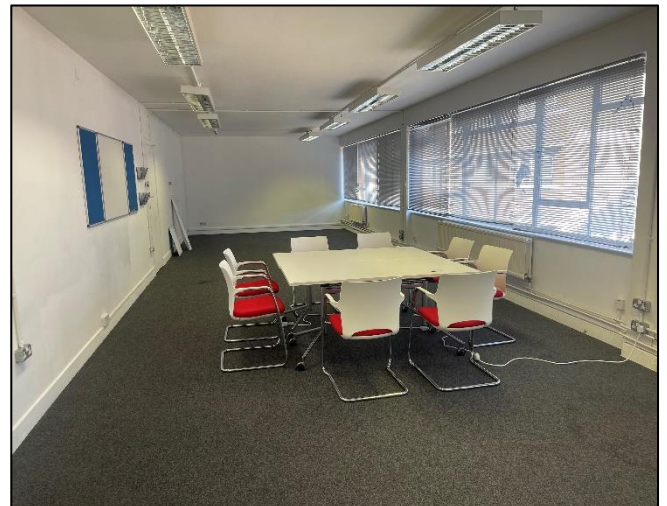
To be reassessed.

## TENURE

Available by way of a new internal repairing and insuring lease for a term of years to be agreed and with each party being responsible for their own legal fees.

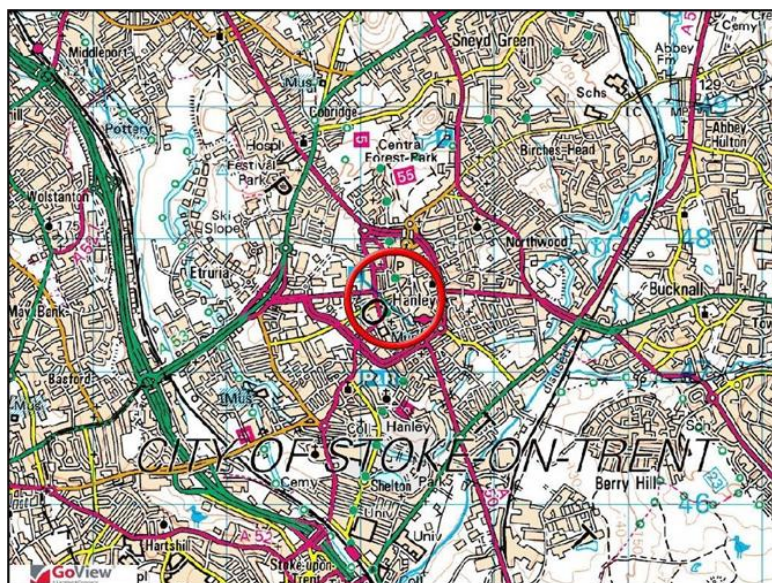
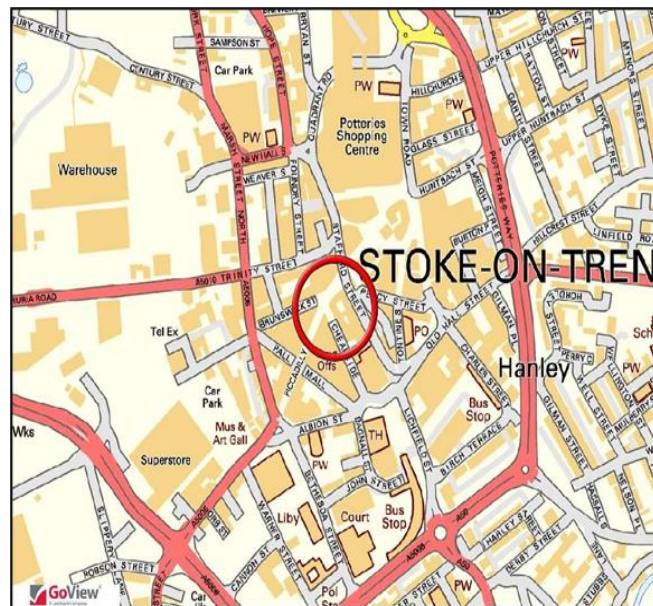
## ANTI MONEY LAUNDERING REGULATIONS

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.





**CONWAY HOUSE OFFICE SUITE, CHEAPSIDE,  
HANLEY, STOKE ON TRENT, STAFFORDSHIRE, ST1 1HE**



**OFFICE**

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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