

# RORY MACK

ASSOCIATES



**THE OLD VICARAGE,  
STONE ROAD, TITTENSOR,  
STAFFORDSHIRE, ST12 9HD**

**TO LET FROM:  
£400PCM**

- Serviced office suites available on flexible terms
- All-inclusive rent and shared use of kitchens and bathrooms
- Onsite car parking available
- Excellent road connections and directly accessed off the A34
- EPC: TBC



## OFFICES AT THE OLD VICARAGE

### STONE ROAD, TITTENSOR

ST12 9HD

#### GENERAL DESCRIPTION

The Old Vicarage is a former private residence now converted into a self-contained office premises comprising a range of offices at ground and first floor level along with toilets and kitchen facilities and forms part of the Bassetts Training and Transport Centre, just off the A34 in-between Stone and Newcastle-under-Lyme. 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 are a number of car parking spaces flanking the building with additional overflow parking available to the rear of the site. The offices are offered on flexible terms with the rent including the fair usage of gas, electric and water.

#### LOCATION

The property is located on the A34 Stone Road around 1.5 miles south of Trentham Gardens, 4 miles north of Stone and 5 miles south of Newcastle under Lyme, Junction 15 of the M6 motorway being approx. a ten minute drive.

#### 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 £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

##### Ground Floor (Office 1) Rent at £800 pcm

Office	329 sq ft
Kitchen/office 2	142 sq ft
Storage	28 sq ft
<b>Total</b>	<b>499 sq ft</b>

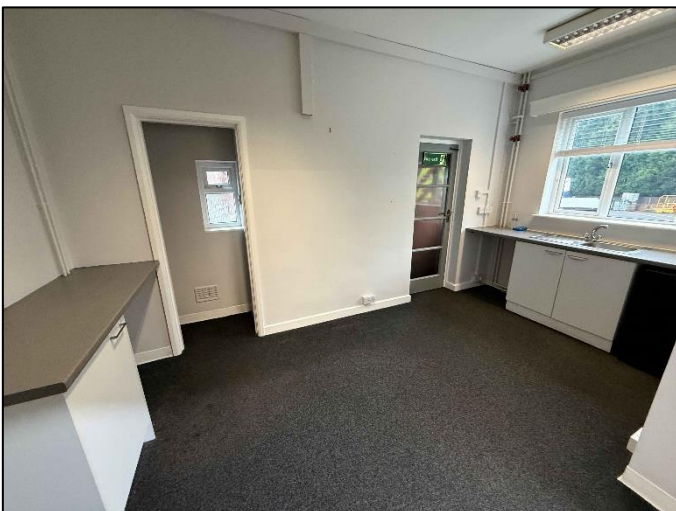
##### First Floor (Office 2) Rent at £400 pcm

Office	240 sq ft
<b>Total NIA</b>	<b>240 sq ft</b>

Shared use of the kitchen and bathroom 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.

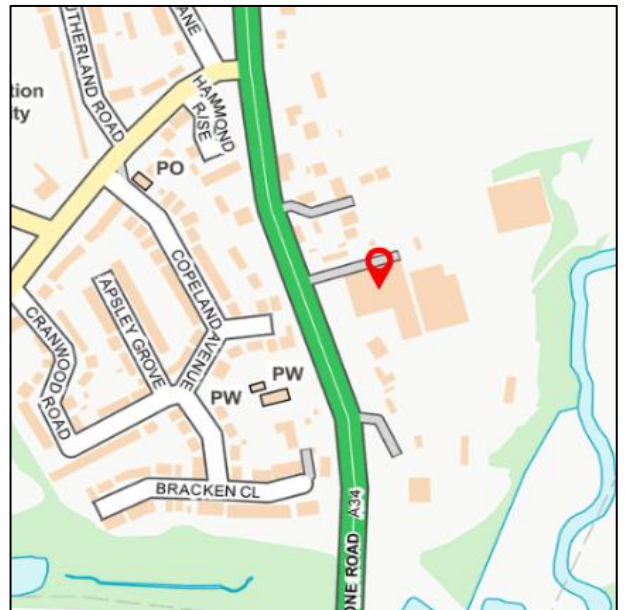
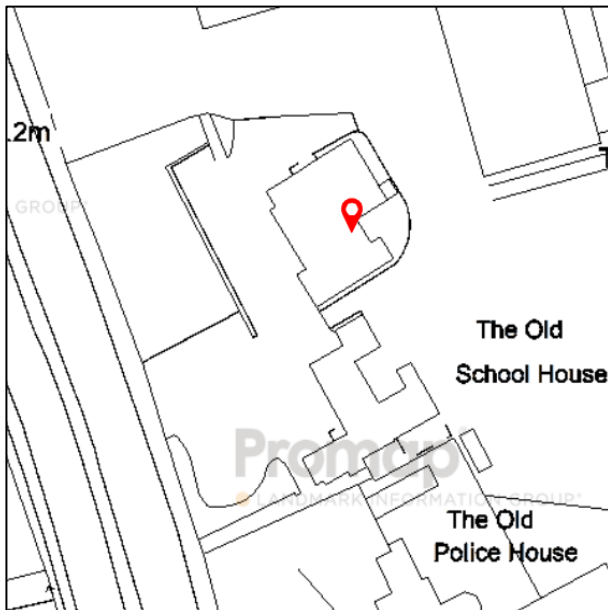




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### OFFICE

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Newcastle

Staffordshire

ST5 1BT

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[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

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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