

# RORY MACK

## ASSOCIATES



**28 STANLEY STREET, TUNSTALL,  
STOKE ON TRENT,  
STAFFORDSHIRE, ST6 6BW**

**TO LET  
£15,000 PAX  
ALL INCLUSIVE**

- Mixed use site including 4 x garages, studio office and yard
- Secure site with Texicom Premier Elite Security System included
- Available with a new FRI lease with immediate occupation
- Electricity, broadband and water included in the rent
- EPC – Band E (101)



## 28 STANLEY STREET

### TUNSTALL, STOKE ON TRENT

#### ST6 6BW

#### GENERAL DESCRIPTION

A unique and unusual opportunity to rent a newly refurbished, incredibly secure site which features four individual garages with electric roller shutter doors that can be controlled from anywhere with your mobile device.

The site also boasts a modern office suite with two individual office rooms featuring skylink satellite broadband, included in the rent. The site is accessed off Stanley Street and through an electric controlled gate, again controlled through your mobile device and with infrared perimeter alarm system providing the ultimate in security and peace of mind. The yard has parking for multiple vehicles and the refurbished garages provide 775 sq ft of storage space. The office suite has just been refurbished and includes the fair usage of electricity plus the furniture on a repair and replace basis. The offices have double glazed windows and remotely controlled electric heating. Along with the features mentioned above, the site also has CCTV included.

#### LOCATION

The property is located down a private road off Stanley Street which is just outside of Tunstall town centre. The property is easily accessed from the A500, A527 and the M6 motorway.

#### ACCOMMODATION

##### All Ground Floor

##### Office Studio

Office:	62 sq ft
Office:	60 sq ft
<b>Total NIA:</b>	<b>122 sq ft</b>

**WC:** --

##### Garage Block

Garage One:	175 sq ft
Garage Two:	218 sq ft
Garage Three:	218 sq ft
Garage Four:	164 sq ft
<b>Total NIA:</b>	<b>775 sq ft</b>

**Overall NIA:** 897 sq ft

#### SERVICES

Mains water, drainage and electricity are connected. Electric heating is installed in the office studio. Starlink satellite broadband internet is connected and provided. No services have been tested by the agents.

#### VAT

The rent will not be subject to VAT.

#### BUSINESS RATES

Rateable value	£TBC
Rates payable	£TBC pa (26/27)

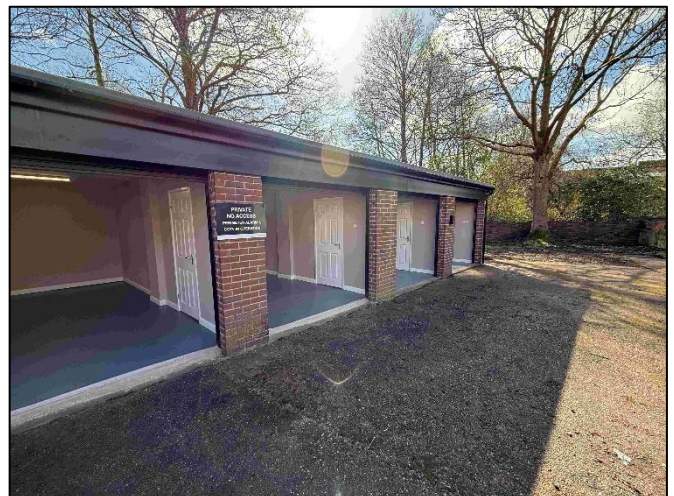
Note: The VOA are currently assessing the site and the rateable value will be confirmed ASAP.

#### TENURE

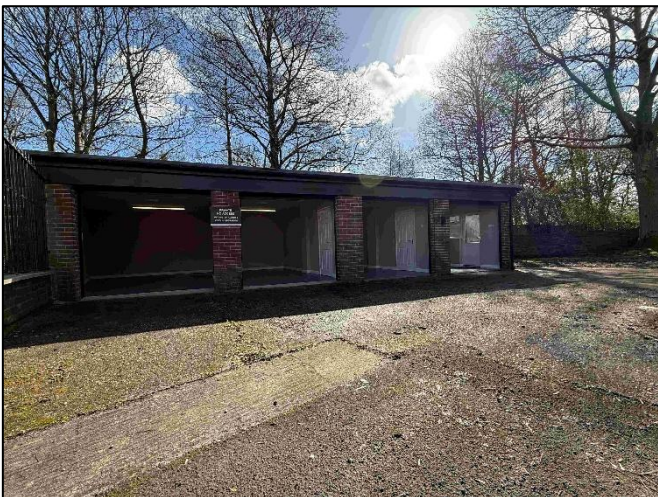
Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with the ingoing tenant required to pay £250 plus VAT towards the creation of the lease.

#### 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.



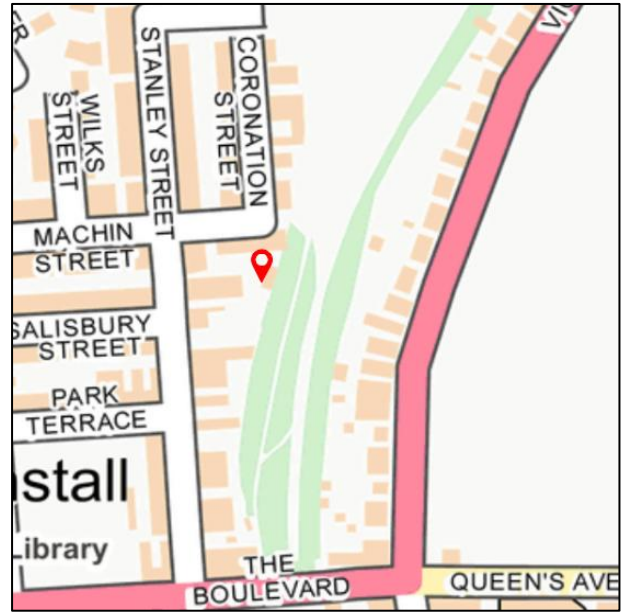
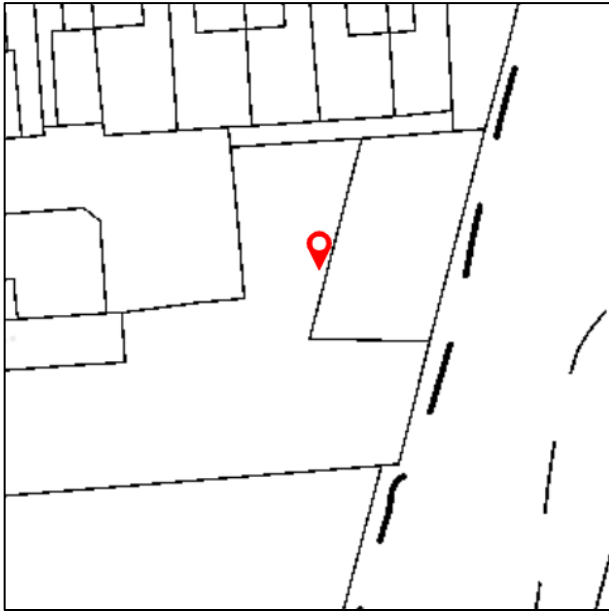
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements