

# RORY MACK

## ASSOCIATES



**CROSS HILL, BURSLEM,  
STOKE ON TRENT,  
STAFFORDSHIRE, ST6 3JY**

**FOR SALE  
£499,500  
TO LET  
£45,000 PAX**

- Modern office/workshop unit with secure gated parking
- Comprehensively refurbished and modernised in 2014
- NIA: 7,466 sq ft and with main road frontage
- Would suit a manufacturing or storage business with the need for office space
- EPC: 51 (C)



# CREATIVE INNOVATION CENTRE

## CROSS HILL, BURSLEM

### STOKE ON TRENT, ST6 3JY

#### GENERAL DESCRIPTION

A detached, purpose built former industrial building of steel portal frame construction with pitched profile clad roof. In recent years the building has undergone a major refurbishment to create a unique and multipurpose property that would suit a range of different businesses. On the ground floor the unit comprises five large rooms which could be used for manufacturing, storage or showroom space, plus additional stores, offices and bathrooms. On the first floor is an attractive, bright and open office space with smaller offices and kitchen with breakout dining area and toilets. The property benefits from a solid concrete first floor, power coated aluminium double-glazed windows with electrically operated external security shutters, gas heating and carpeted flooring in the office areas. Externally is marked parking for 12 vehicles behind a secure steel gate.

#### LOCATION

Cross Hill forms part of the one way system that leads from Waterloo Road to Newcastle Street and the A500. The property is located on the edge of Burslem town centre and around 1 mile from the Porthill roundabout junction of the A500.

#### SERVICES

We understand that all mains services are connected. Computer network points throughout and there is also Fibre to the Premises (FTTP). Please note that no services have been tested by the agents.

#### VAT

The sale price/rent is subject to VAT.

#### TENURE

Available freehold, subject to contract. Alternatively, on a Full Repairing and Insuring lease, for a term to be agreed, subject to ret reviews every three years and with each party bearing their own legal fees

#### ACCOMODATION

##### Ground Floor

Room 1:	843 sq ft
Room 2:	842 sq ft
Room 3:	177 sq ft
Room 4:	403 sq ft
Room 5:	833 sq ft
Room 6:	662 sq ft
Office:	43 sq ft
<b>NIA:</b>	<b>3,803 sq ft</b>

##### First Floor

Open plan office:	3261 sq ft
Kitchen:	445 sq ft
<b>NIA:</b>	<b>3,706 sq ft</b>

#### WALK THROUGH VIDEO TOUR

<https://tour.giraffe360.com/c1f0480cef404bb7898d2f543ac61a7b>

#### BUSINESS RATES

Rateable Value:	£28,000
Rates Payable:	£12,096 pa (26/27)



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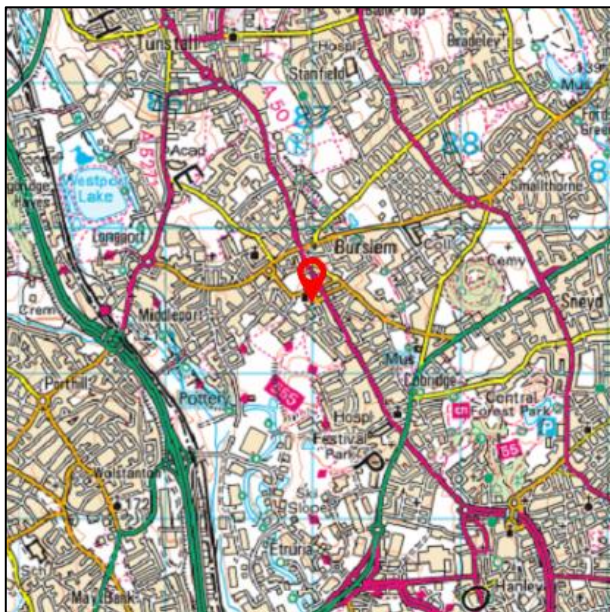
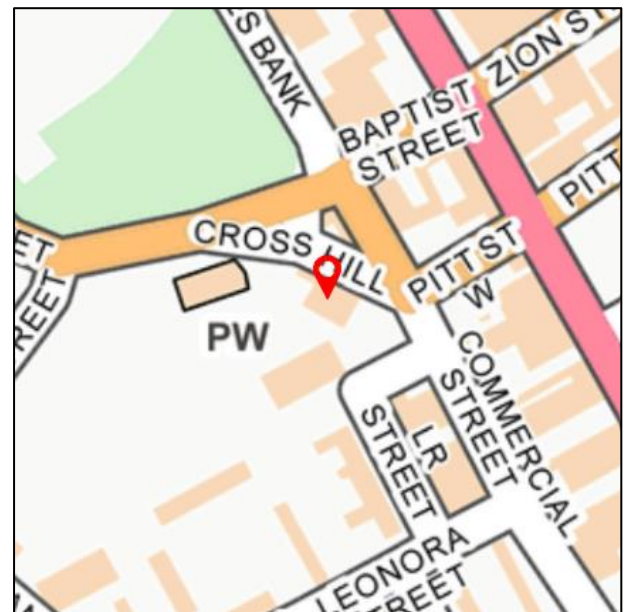
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#### ANTI MONEY LAUNDERING REGULATIONS

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.

#### 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