



TO LET

FIRST FLOOR OFFICES

**BUILDING 3, ETRURIA OFFICE VILLAGE,
FORGE LANE, FESTIVAL PARK,
STOKE ON TRENT
ST1 5RQ**



5,079 sq. ft. (471 sq. m)
Approx. Net Internal Area

- * Modern three storey office building**
- * First Floor Available**
- * 18 car parking spaces**



LOCATION:

Stoke-on-Trent is strategically located in North Staffordshire approximately 45 miles north of Birmingham, 43 miles south of Manchester and 35 miles west of Derby. The location benefits from good access to the regional motorway network with Junction 15, M6 Motorway within approximately 7 miles and the A50 trunk road providing dual carriage access to Derby and the M1 Motorway.

Stoke-on-Trent railway station lies approximately 1.5 miles from the premises and offers regular services to London Euston and Manchester.

Festival Park is a successful mixed use business park and includes a retail park, hotel and a range of leisure facilities. Festival Park has become the most successful out of town Business Park in the area attracting a variety of occupiers to include Vodafone, Bet365, Royal Doulton, Royal Mail and several banks to include HSBC and Handelsbanken.

Building 3 forms part of the Etruria Office Village and is accessed directly off Forge Lane.

DESCRIPTION:

Building 3 was constructed in 2006 as a self-contained detached office building over three floors.

The general specification includes:

- Open plan and partitioned accommodation over 3 floors
- Suspended ceilings with recessed category II lighting
- Air conditioning
- Perimeter trunking
- 8 person passenger lift
- Male and female WC on each floor
- 18 parking spaces

ACCOMMODATION:

Net Internal Area :
First Floor – 5,079 sq ft (471 sq m)

TENURE:

The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT:

On application.

RATES:

Current rateable value £55,500 (2017 Listing).

SERVICE CHARGE:

A service charge is levied for maintenance and upkeep of common areas and landscaping. Further details available from agents.

SERVICES:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.



EPC:

EPC rating C (54)

VIEWING AND FURTHER INFORMATION:

Strictly via sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Tel: 01782 272555

Contact: Andrew Groves
andrew.groves@harrislamb.com

Ref: ST966

Date: May 2017

Subject to Contract

