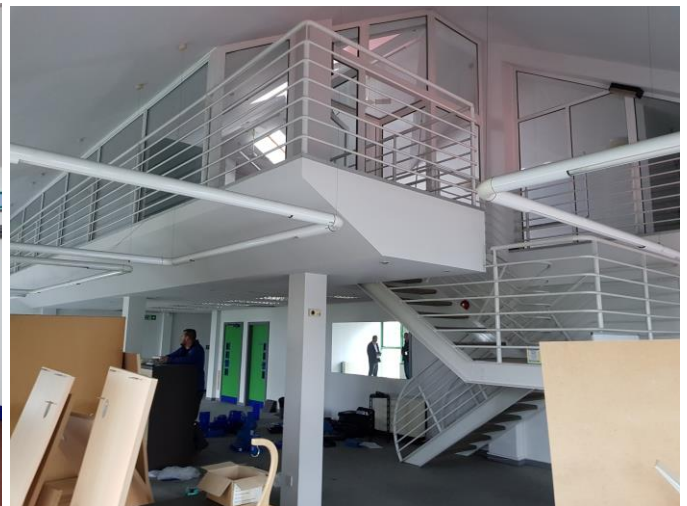




TO LET

SECOND FLOOR OFFICES

**SUITE 3, SECOND FLOOR
CHURCH HOUSE
OLD HALL STREET
HANLEY, STOKE-ON-TRENT
ST1 3AU**



2,387 sq ft (221.84 sq m)

(Approx. Net Internal Area)

- City centre location
- Frontage onto Ring Road
- Passenger Lift



Location

Suite 3 is located on the 2nd floor of Church House. Church House is prominently located on the corner of Old Hall Street and the ring road junction of Potteries Way (A50) and Bucknall New Road. Potteries Way (A50) is one of the main arterial routes around City Centre. This gives easy access to the A500 D Road and Junctions 15 and 16 of the M6 Motorway.

Church House is located within Hanley City Centre as one of the main retail areas within the 5 towns of Stoke on Trent. The Potteries Shopping Centre which accommodates a wide range of amenities is located within 0.3 miles along with the new bus station.

Description

Suite 3 comprises office accommodation accessed from a central staircase and passenger lift. The space benefits from;

- Suspended florescent lighting
- Raised floor
- Passenger lift
- Self-contained toilets and
- Kitchen facilities
- Electric heating
- Intercom to the main entrance
- A mezzanine area

Accommodation

	Sq ft	Sq m
Main Office	1,577	146.57
Mezzanine Office	810	75.27
Total	2,387	221.84

Tenure

The property is available on an internal repairing and insuring lease on flexible lease terms to be agreed.

Rent

£20,000 per annum exclusive.

Rating

Enquiries with the local authority confirm a rateable value of £10,000 (2017 Listing). Enquiries are advised to make their own enquiries with the local authority for further information. Stoke on Trent City Council 01782 234234.

Service Charge

A service charge will be levied to cover the maintenance of the common areas of the site. Further details are available upon request.

Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if 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.

EPC

EPC Rating – E (101)

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All prices quoted are exclusive of VAT which will be chargeable.

Viewing

Strictly via sole agents:

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

Contact: Becky Colclough

Tel: 01782 275 860

Fax: 01782 272 511

Email: becky.colclough@harrislamb.com

Ref: ST949

Date: May 2017

Subject to Contract

