

TO LET

SUITE 4, SECOND FLOOR, CHURCH HOUSE
OLD HALL STREET, HANLEY, STOKE-ON-TRENT, ST1 3AU

harrislamb
PROPERTY CONSULTANCY



SECOND FLOOR OFFICES

3,524 sq ft (327.41 sq m) (Approx. Net Internal Area)

- City Centre Location
- Passenger Lift
- Frontage onto Ring Road
- Due to be Refurbished

LOCATION

Suite 4 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 Hanley City Centre. This provides 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 Hanley bus station.

DESCRIPTION

Suite 4 comprises office accommodation accessed from a central staircase and passenger lift. The space benefits from;

- A mixture of suspended and recessed florescent lighting
- Glazed partitioned areas
- Passenger lift
- Self-contained toilets and kitchen facilities
- Air conditioning
- Intercom to the main entrance
- A mezzanine area

The landlord will consider refurbishment of the space.



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	239.96	2,583
Mezzanine	87.47	941
TOTAL Approx. Net Internal Area	327.41	3,524

TENURE

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

RENT

£28,000 per annum exclusive.

BUSINESS RATES

Enquiries with the local authority confirm a rateable value of £12,500 (2017 Listing). Qualifying businesses can therefore seek small business rates relief on the space.

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 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 – D (93)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



VIEWING Strictly via sole agents

Becky Thomas

becky.thomas@harrislamb.com
07827 342 460

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT

Ref: ST949

Date: 06/20

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

