



Bennett House

Town Road | Stoke-on-Trent

**Extensively Refurbished
Grade A Offices**

TO LET

1,950 - 7,511 sq ft (181.2 - 697.8 sq m) NIA



Bennett House is prominently situated with frontage to Town Road (B5047) adjacent to Central Forest Park and just 1/2 a mile from the Intu Potteries Shopping Centre within Hanley Town Centre.

Stoke-on-Trent is strategically located near to the M6 motorway approximately half way between Birmingham and Manchester.

Stoke-on-Trent

- 2.76 million people within a 45 minute drive
- Workforce within a 45 minute drive time is equivalent to that of Manchester or Birmingham
- 243,000 students and access to 32 universities within a 1 hour drive
- Save up to 14% in wage costs compared with the national average
- 1,480 acres of green space within the city of Stoke-on-Trent
- Beautiful scenery of the Peak District, Cannock Chase and National Forest

Tenure

The premises are available on a new lease to be agreed.

Rent

Upon application.

Service Charge

A service charge is levied to cover the maintenance of the common areas within the building and the site. Further details are available from the agents.

Business Rates

Interested parties are to make their own enquiries with Stoke-on-Trent City Council for further information.

Legal Costs

Each party is to bear their own costs in connection with this transaction.

VAT

VAT is chargeable in connection with this transaction.



Already home to



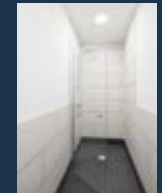


This part 2nd floor suite, amounting to 7,511 sq ft (697.8 sq m) net internal, is approached via a passenger lift from the ground floor reception area and offers open plan office accommodation. The building has recently undergone extensive refurbishment to include all mechanical and electrical services and common areas. Consideration will be given to subdivision of the floor to provide suites from 1,950 sq ft.

The suite benefits from the following high specification:

- Air conditioning
- Metal tiled suspended ceilings
- LED lighting
- Carpeted raised access floors
- Male, female and disabled WC's
- Shower facilities
- 28 dedicated car parking spaces
- Separate staff access directly from the car park area
- EPC rating of C67 (to be reassessed)

BH Bennett House
Town Road | Stoke-on-Trent



2nd FLOOR

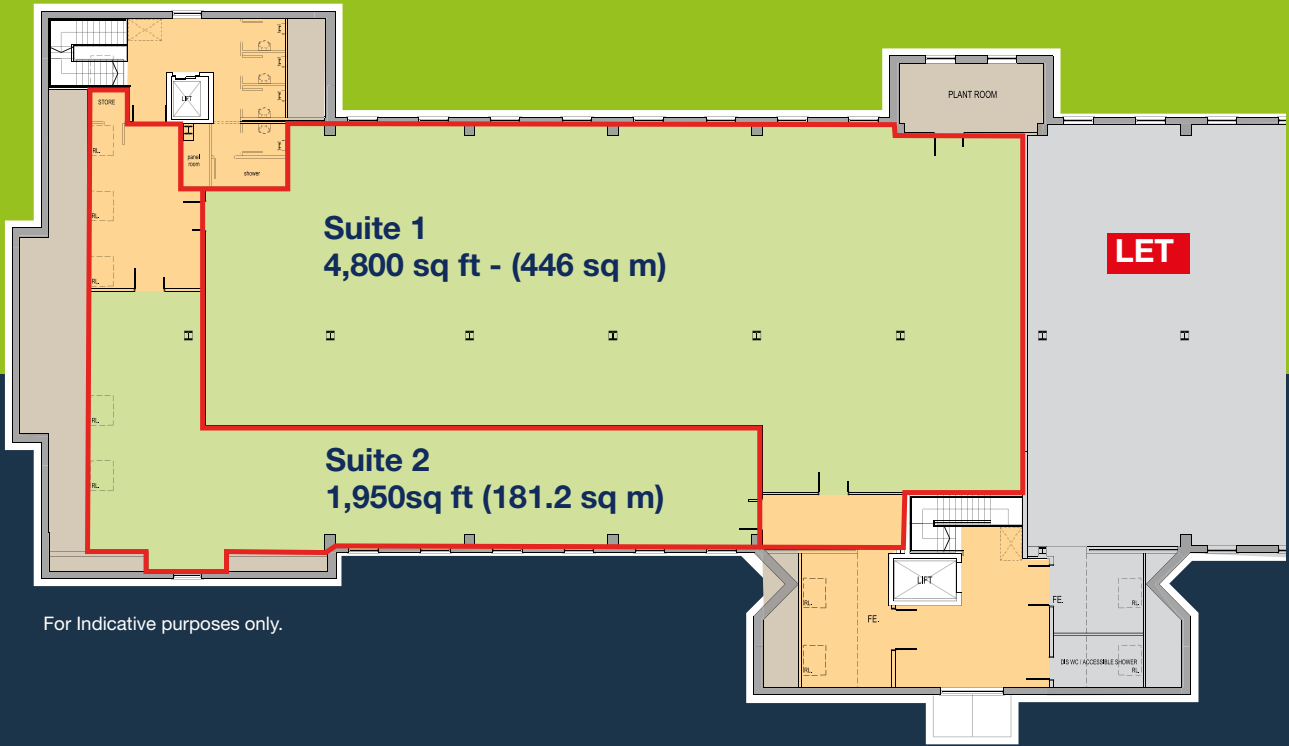
Up to 7,511 sq ft
(697.8 sq m) NIA



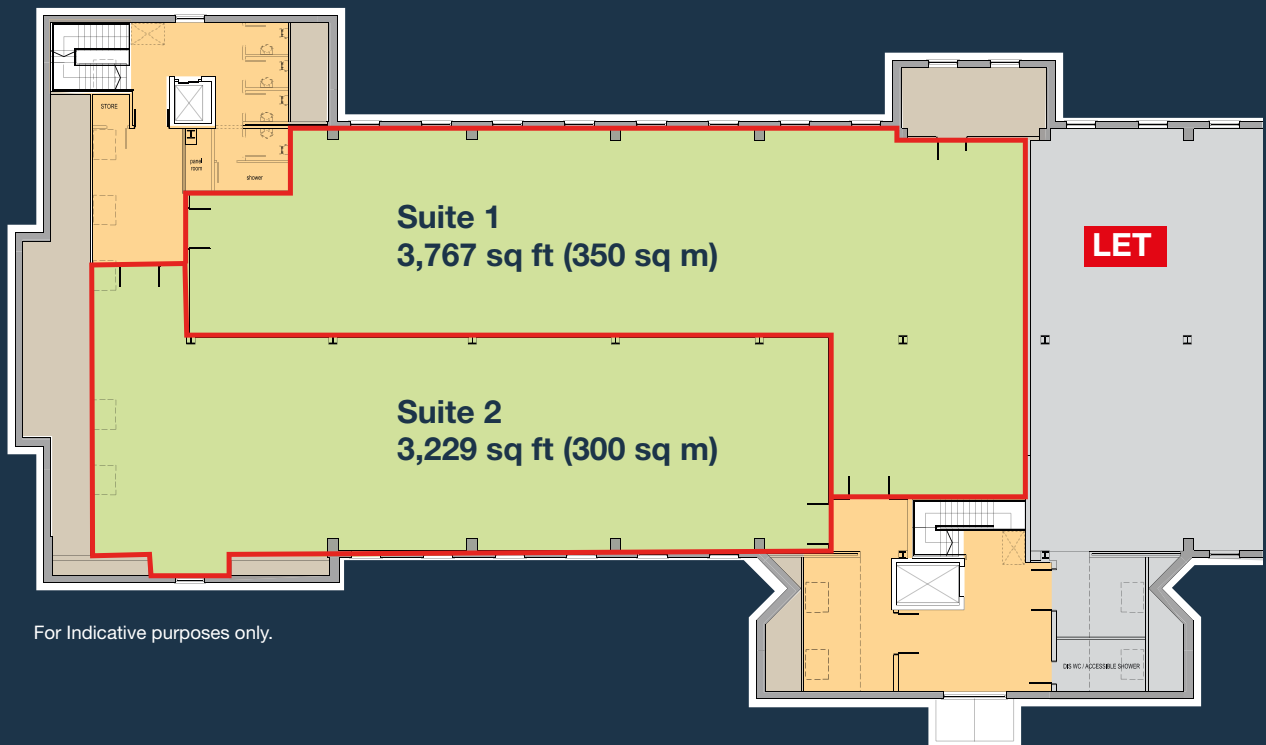
Available as a whole or can be subdivided

Potential floor subdivision

Example Option 1



Example Option 2





BH **Bennett House**
Town Road | Stoke-on-Trent

SAT NAV:
ST1 6AU



- 28 dedicated car parking spaces.
- Adjacent to Central Forest Park.

Viewing

For further information or to arrange a viewing contact the joint agents.

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