

# TO LET

**THE QUADRANT** HANLEY, STOKE-ON-TRENT, ST1 2QD

**harrislamb**  
PROPERTY CONSULTANCY



## FIRST FLOOR OFFICE PREMISES

**1,301 – 2,768 sq ft (120 - 257 sq m)** (Approx. Net Internal Area)

- Due to be refurbished
- Town Centre Location
- Frontage onto Ring Road
- All inclusive rent
- Can be Leased Separately or Combined

**AVAILABLE ON FLEXIBLE LICENSES  
FROM £1,165 PER MONTH**



## LOCATION

The Quadrant is prominently located on Town Road just off Potteries Way (A50) which is one of the main arterial routes around Hanley Town Centre. This gives easy access to the A500 D road and Junction 15 of the M6 Motorway.

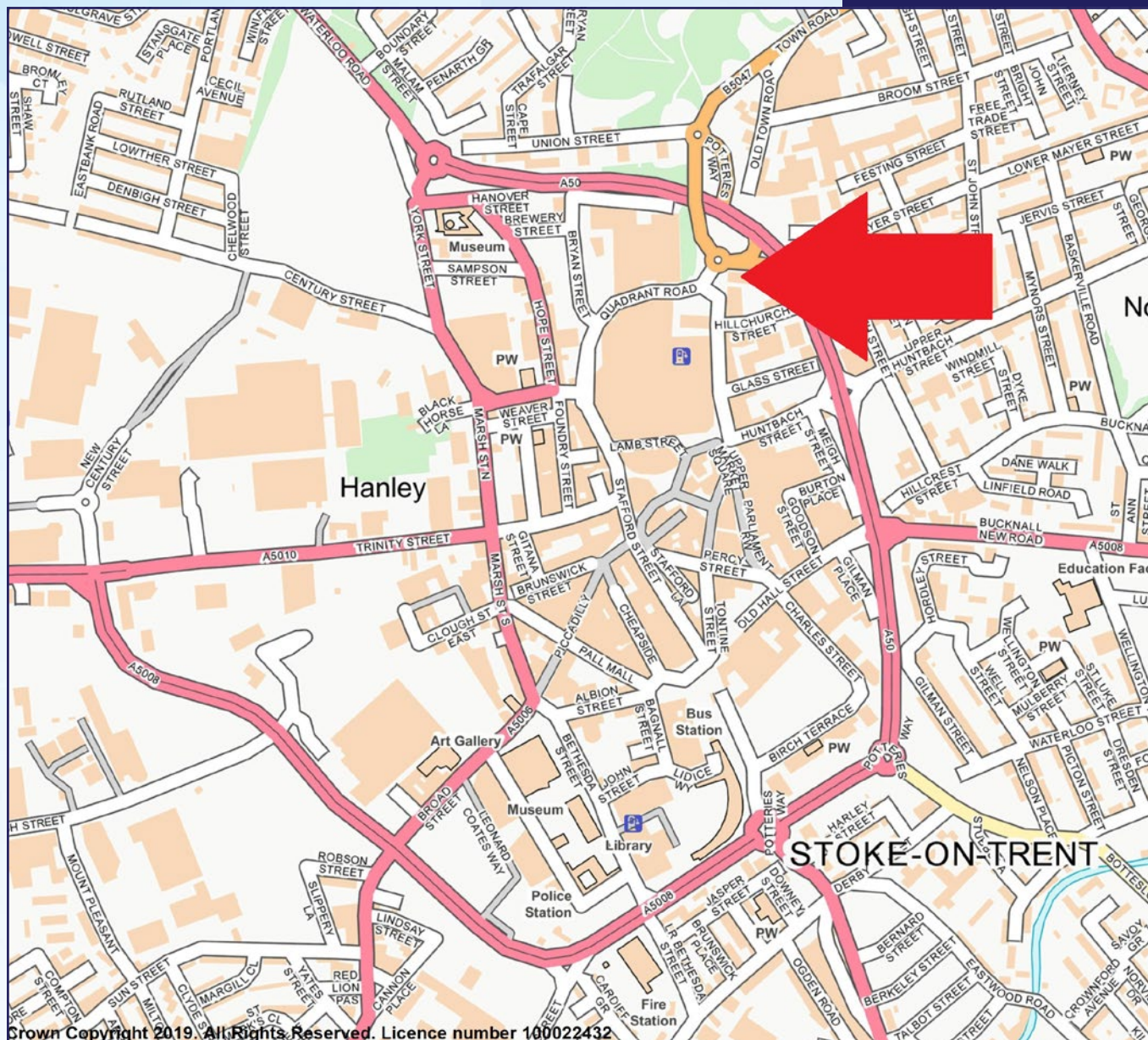
The Quadrant is close to the Potteries Shopping Centre which accommodates many retailers including Next, Debenhams and Primark.

## DESCRIPTION

The suites comprise first floor office accommodation accessed from a central staircase via intercom to each suite.

Both suites benefit from a mixture of open plan and partitioned areas, suspended ceilings incorporating recessed fluorescent lighting, electric heating and carpeted floors. Each suite benefits from W/Cs and kitchen.

Both suites are due to be refurbished by the landlord.



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## ACCOMMODATION

	SQ M	SQ FT
Suite 1	120.86	1,301
Suite 2	136.28	1,467
<b>TOTAL</b> Approx. Net Internal Area	<b>257.15</b>	<b>2,768</b>

The suites can be taken separately or combined.

## TENURE

The property is available on flexible monthly licenses.

	All Inclusive Rent PCM	EPC Rating
Suite 1	£1,165	C (72)
Suite 2	£1,275	D (80)

The suites are available to let on a flexible license with an all inclusive rent. All Inclusive rent includes;

- Rent
- Service Charge
- Building Insurance
- Utilities



## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## MONEY LAUNDERING

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

## VAT

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

**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT**

Ref: ST1128

Date: 10/21

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