

TO LET

1ST FIRST FLOOR, CHINA GARDENS
MARINA WAY, FESTIVAL PARK, STOKE ON TRENT, ST1 5PA

harrislamb
PROPERTY CONSULTANCY



FIRST FLOOR OFFICE PREMISES

1,306 sq ft (121.34 sq m) (Approx. Net Internal Area)

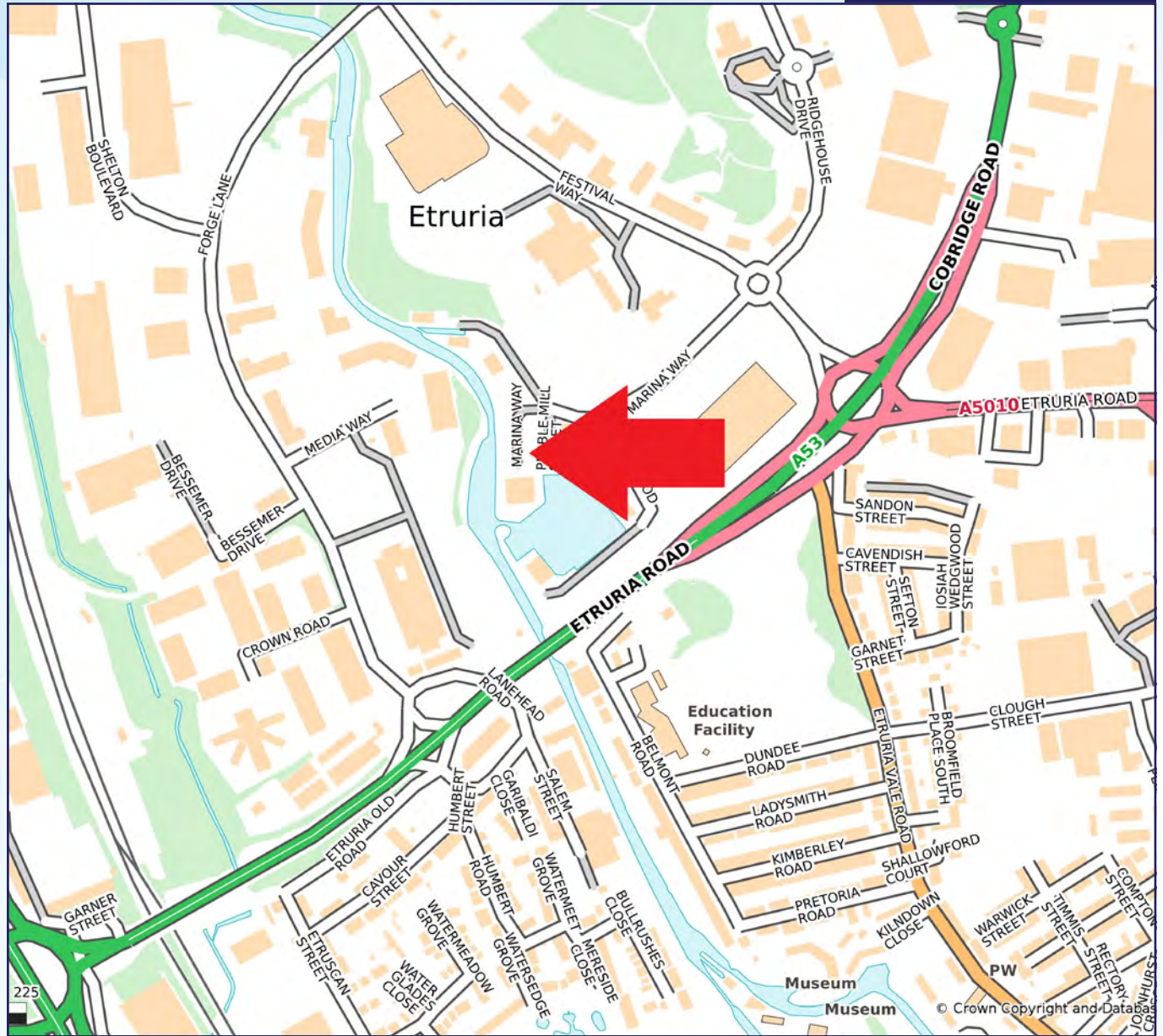
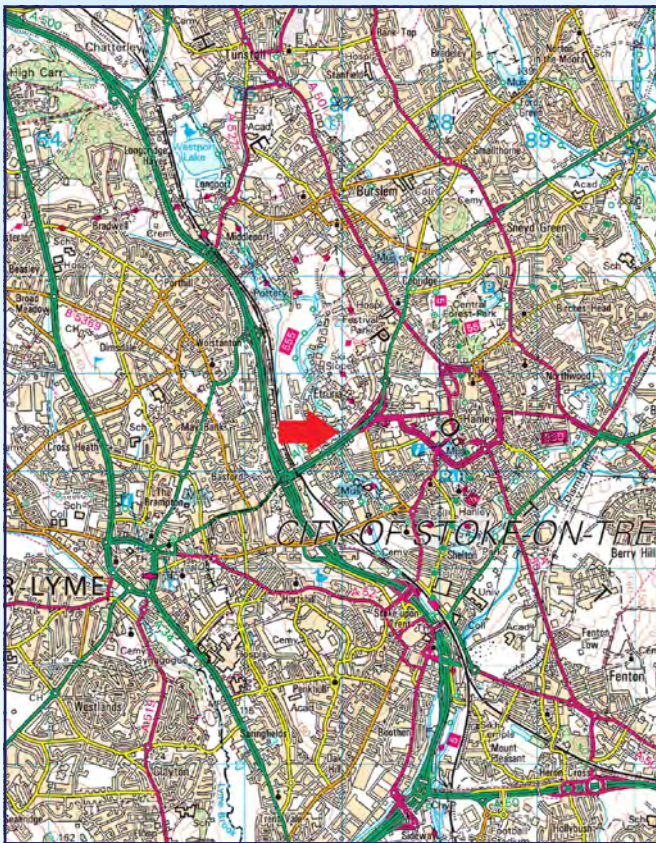
- Onsite Car Parking
- Canalside Location on Festival Park

LOCATION

The office space is located above China Gardens Toby Carvery restaurant on Marina Way in Festival Park. The premises sits alongside the picturesque Trent and Mersey canal.

Festival Park is accessed off Etruria Road and the A500. The A500 D Road provides dual carriageway links to Junctions 15 and 16 of the M6 Motorway and A50.

Festival Park has a variety of leisure, retail and office occupiers including Odeon Cinema, Costa Coffee, Next, Faithful and Gould, Step Legal, Lesniak Swann, Bet 365 and Vodafone.



DESCRIPTION

The office is located on the first floor accessed via a separate staircase access directly onto the car park.

The space offers a variety of partitioned rooms off a central corridor with carpeted floors, painted plaster walls, suspended fluorescent lighting, gas central heating, perimeter trunking and a range of feature single glazed windows and skylights.

Externally, the property has a large car park accessed via a secure gated entrance.

ACCOMMODATION

Net Internal Area - 1,306 sq ft (121.34 sq m)

TENURE

A new internal repairing and insuring lease is available on terms to be agreed.

RENT

Rent - £8,500 per annum exclusive.

SERVICE CHARGE

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority for further information. Stoke on Trent City Council 01782 234234.

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.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating – E (108)

MONEY LAUNDERING

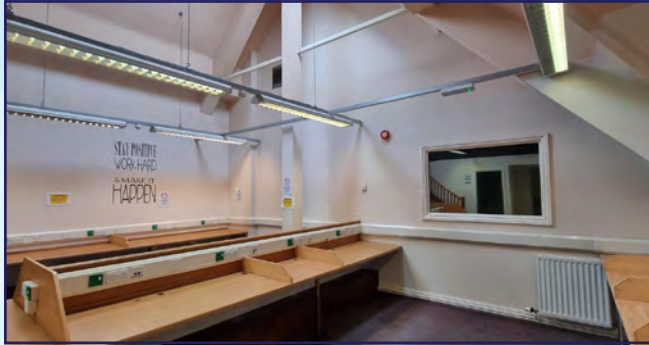
The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing / leasing entity.

LEGAL COSTS

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

VAT

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



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.

VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com

07827 342 460

✉ info@harrislamb.com

harrislamb

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01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT

Ref: ST1167

Date: 06/23

