

TO LET

BUILDING 3, ETRURIA OFFICE VILLAGE

FORGE LANE, FESTIVAL PARK, STOKE ON TRENT, ST1 5RQ



FIRST & SECOND FLOOR OFFICES

1,760 – 6,852 sq ft (163 - 636 sq m) (Approx. Total Net Internal Area)

- Modern three storey office building
- Part First Floor and Second Floor
- Available June 2024

LOCATION

Stoke-on-Trent is strategically located in North Staffordshire approximately 45 miles north of Birmingham, 43 miles south of Manchester and 35 miles west of Derby. The location benefits from good access to the regional motorway network with Junction 15, M6 Motorway within approximately 7 miles.

Stoke-on-Trent railway station lies approximately 2 miles from the premises and offers regular services to London Euston and Manchester.

Festival Park is a successful mixed use business park and includes a retail park, hotel and a range of leisure facilities. Festival Park has attracted a variety of occupiers to include Vodafone, Bet365, Wardell Armstrong, Royal Mail and Handelsbanken. Access has been further improved with the recent opening of the Etruria Valley Link Road providing access from the north at Wolstanton.

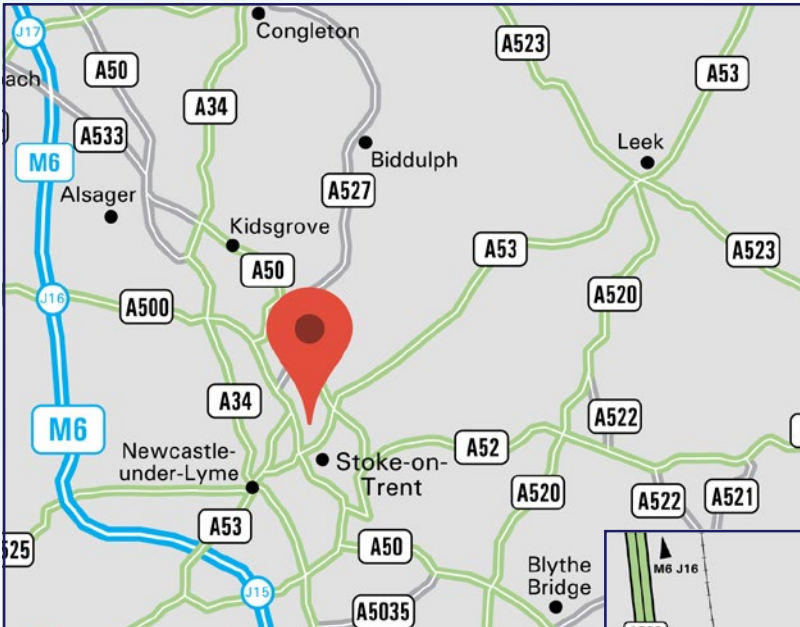
Building 3 forms part of the Etruria Office Village and is accessed directly off Forge Lane.

DESCRIPTION

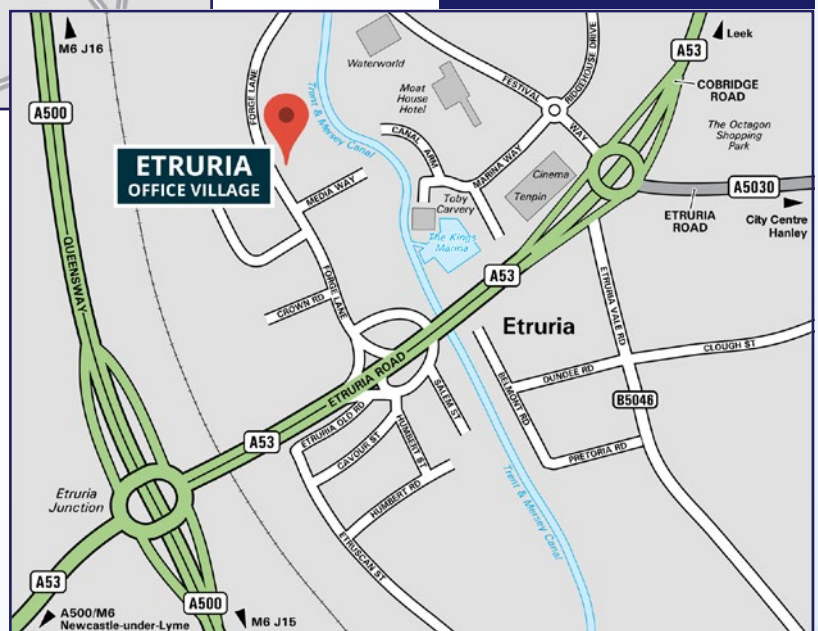
Building 3 was constructed in 2006 as a self-contained detached office building over three floors.

The general specification includes:

- Open plan and partitioned accommodation
- Suspended ceilings with recessed lighting
- Air conditioning
- Perimeter trunking
- 8 person passenger lift
- Male and female WC on each floor
- Onsite parking



POSTCODE: ST1 5RQ



ACCOMMODATION

Net Internal Area:

First Floor – 1,760 sq ft (163 sq m)

Second Floor – 5,092 sq ft (636 sq m)

The floors can be taken individually or combined.

TENURE

The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

RATES

First Floor £20,750 (2023 Listing).

Second Floor £55,500 (2023 Listing).

SERVICE CHARGE

A service charge is levied for maintenance and up keep of common areas and landscaping. Further details available from agents.

SERVICES

The agent has not tested any apparatus, equipment, fixture, 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.

VAT

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

MONEY LAUNDERING

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

EPC

EPC rating C (58)



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1074 Date: 03/24

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(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

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