



# Bennett House

Town Road | Stoke-on-Trent | ST1 6AU

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**Extensively Refurbished  
Grade A Offices**

**TO LET**

3,229 - 7,511 sq ft (300 - 697 sq m) NIA

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Bennett House is prominently located on Town Road (B5047) adjacent to Central Forest Park. Town Road provides excellent access to Hanley City Centre and the remaining towns of Stoke on Trent via Potteries Way (A50). The A500 dual carriageway is approx. 2.5 miles from the premises.

The A500 links to Junction 15 of the M6 motorway (approx. 7 miles) and the A50 (approx. 5 miles) to the south

#### Amenities (Approx Distance from Bennett House)

- Hanley (City Centre) Bus Station - 1.1 miles
- Stoke on Trent Train Station - 2.0 miles
- Intu Potteries Shopping Centre - 0.5 miles
- Central Forest Park - 0.5 miles

#### 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 3,229 sq ft.

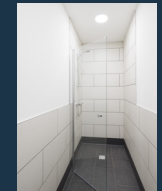
The suite benefits from the following high specification:

- 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



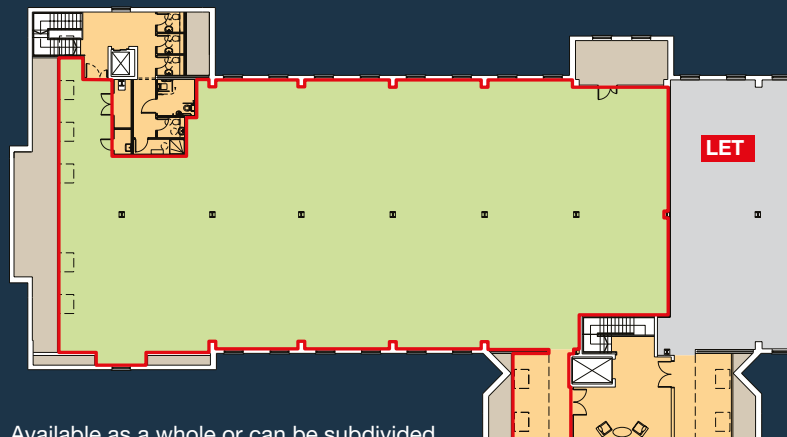
**Bennett House**

Town Road | Stoke-on-Trent



**2<sup>nd</sup> FLOOR**

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



Available as a whole or can be subdivided

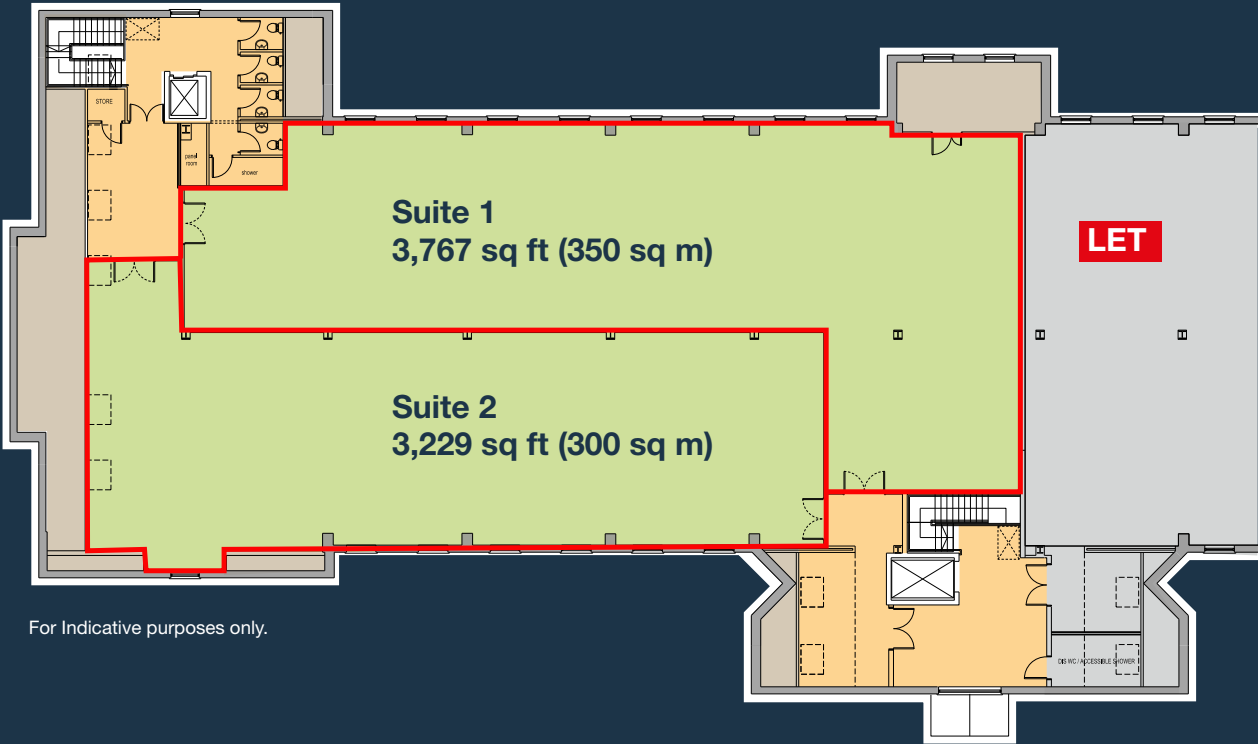
# Potential floor subdivision and layout

## Example space plan



For Indicative purposes only.

## Example subdivision layout



For Indicative purposes only.



**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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