

TO LET

MITCHELL HOUSE

TOWN ROAD, HANLEY, STOKE ON TRENT, ST1 2QA

harrislamb
PROPERTY CONSULTANCY

**FULLY
REFURBISHED**



MODERN OFFICE PREMISES

3,231 – 9,968 sq ft (300 - 926 sq m) (Approx. Net Internal Area)

- Self contained three storey office building
- Available as a whole or floor by floor
- 48 car parking spaces

LOCATION

Stoke on Trent is strategically located in North Staffordshire approximately 45 miles north of Birmingham, 43 south of Manchester and 35 west of Derby. The location benefits from good access to the regional motorway network with junction 15 M6 Motorway within 7 miles and the A50 trunk road providing dual carriageway access to Derby and M1 Motorway.

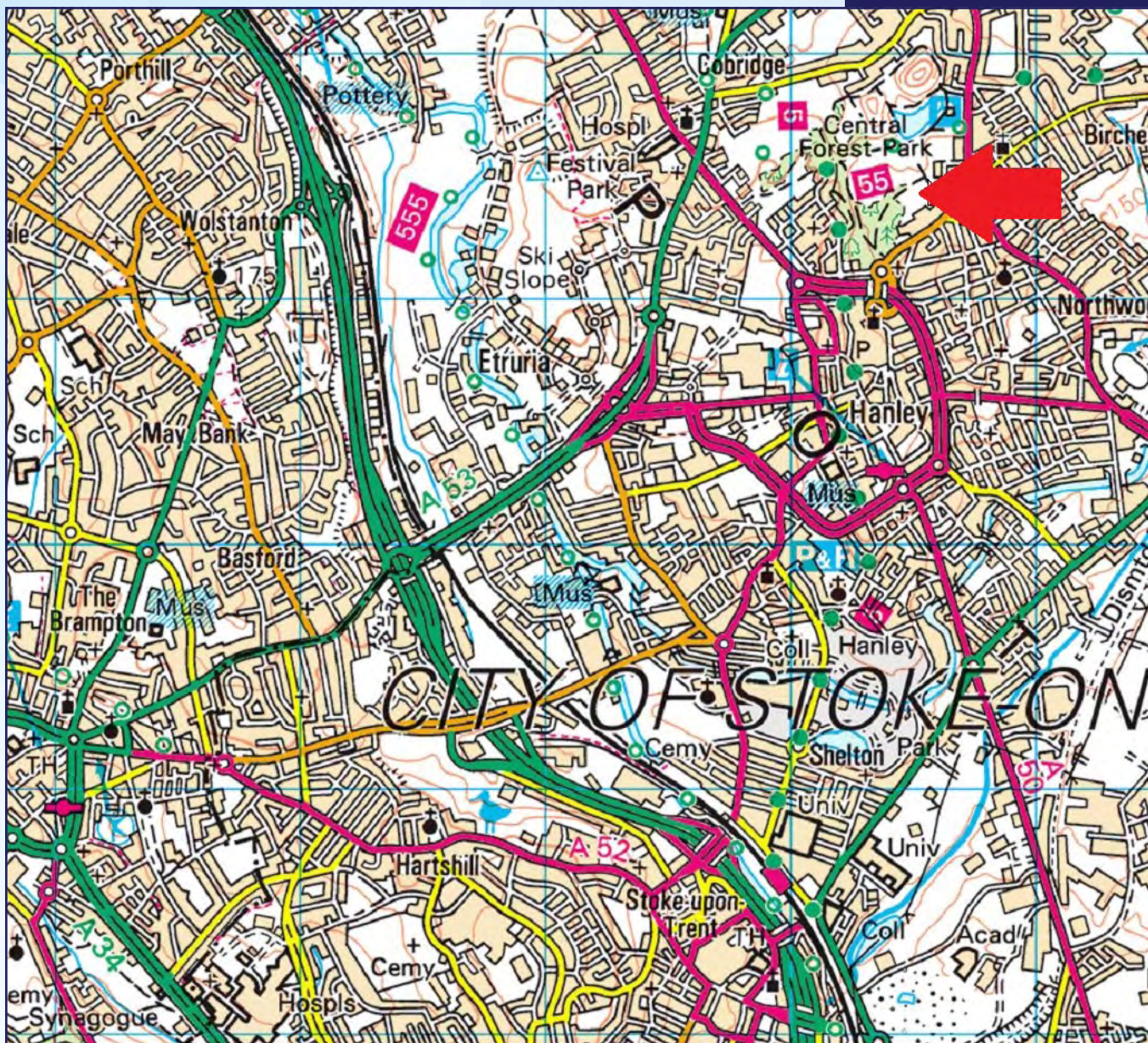
Mitchell House is situated on a modern office development constructed by Gladman Developments. The premises are accessed directly off Town Road (B5047) lying within ¼ mile of the City Centre. The location provides good access to the City Centre Ring Road which in turn provides access to a variety of arterial roads in the area to include the A500.

DESCRIPTION

The property comprises a modern detached three storey office benefitting from a high specification to include:

- 3 open plan floors
- Raised access floors
- Suspended ceilings
- New LED Lighting
- Central heating and air conditioning
- 8 person passenger lift
- Male and female toilet facilities on each floor
- 48 car parking spaces (ratio 1:205 sq ft)

LINK TO VIRTUAL TOUR



ACCOMMODATION

	SQ FT	SQ M
Ground floor	3,231	300.20
First Floor	3,367	312.78
Second floor	3,370	313.13
TOTAL NIA	9,968	926.11

The accommodation is available as a whole or alternatively, consideration will be given to letting it on a floor by floor basis.

TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Upon application



RATING ASSESSMENT

The premises currently have a rateable value of £91,000 (2023 listing). Interested parties are advised to make their own enquiries to Stoke City Council on 01782 456789.

SERVICE CHARGE

A service charge is levied for the maintenance of the estate road and common areas. Further details available upon request.

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.

EPC

EPC Rating - C (71)



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 is to bear their own legal costs in connection with the transaction.

VAT

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

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: ST1117

Date: 05/23

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.

