

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Ground Floor Office Suite in Hanley City Centre
- Voice-Activated Entry, Parking to Rear
- Commercial Energy Performance Band
- Total Area 133 sq m / 1431 sq ft
- Gas Central Heating, Kitchen & Separate WCs
- Please Ask an Advisor for Further Details



**Ground Floor, Lombard House, 3
Bucknall New Road
Stoke-On-Trent, ST1 2BB**

**Annual Rental Of
£11,000**

Description

City-centre offices with parking and voice-activated entry system. The offices are gas central heated and are located on the ground floor of an office building with window-frontage onto Bucknall New Road. Accommodation comprises entrance lobby, main office, two smaller offices, store room, kitchen, and separate male and female WCs. To the rear of the property is a surfaced parking area with room for two vehicles. Total area 133 square meters / 1431 square feet.

Situation

The property is in a city centre location, in an area of mixed office and retail use, with high street shops close by.

Accommodation

Entrance Lobby

With voice-activated entry system.

Main Office *36' 4" x 26' 6" (11.08m x 8.08m)*

With suspended ceilings and inset spotlights, radiator, window blinds and carpeted flooring.

Store

With glass and timber partition walls and carpeted flooring.

Office 2 *10' 6" x 11' 5" (3.21m x 3.47m)*

With glass and timber partition walls, suspended ceiling with inset lighting, and carpeted flooring.

Office 3 *10' 6" x 17' 1" (3.21m x 5.21m)*

With glass and timber partition walls, suspended ceiling with inset lighting, and carpeted flooring.

Male WCs *8' 2" x 5' 10" narrowing to 1' 6" (2.5m x 1.78m narrowing to 0.46m)*

With low level WCs in cubicle, wall-mounted washbasins, paper towel dispenser and soap dispenser.

Female WCs *14' 4" x 4' 2" (4.37m x 1.26m)*

With low level WCs in cubicle, wall-mounted washbasins, and paper towel dispenser.

Kitchen *9' 11" x 10' 10" (3.02m x 3.3m)*

With sink and drainer unit, hot water heater, radiator and carpeted flooring.

Outside

Surfaced parking area to the rear with space for two vehicles.

Rating Assessment

The current rating assessment applies to the whole building, and can be split when a tenant is found.

Services

We understand that all mains, electricity, gas, and water services are available to the premises. Potential lessees are advised to make their own enquiries to the relevant utility suppliers.

Planning

Potential lessees are advised to make their own enquiries to Stoke-on-Trent City Council.

V.A.T.

All prices are quoted exclusive of, but may include, VAT.

Viewings

To view this, or any of our properties, please call our Stoke office on 01782 847083. If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money. Viewings strictly by appointment only.

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR
Lombard House
3 Bucknall New Road
STOKE-ON-TRENT
ST1 2BA

Certificate Reference Number:
0951-0835-9169-0704-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 163
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 84.04

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

55 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.