

KEATES

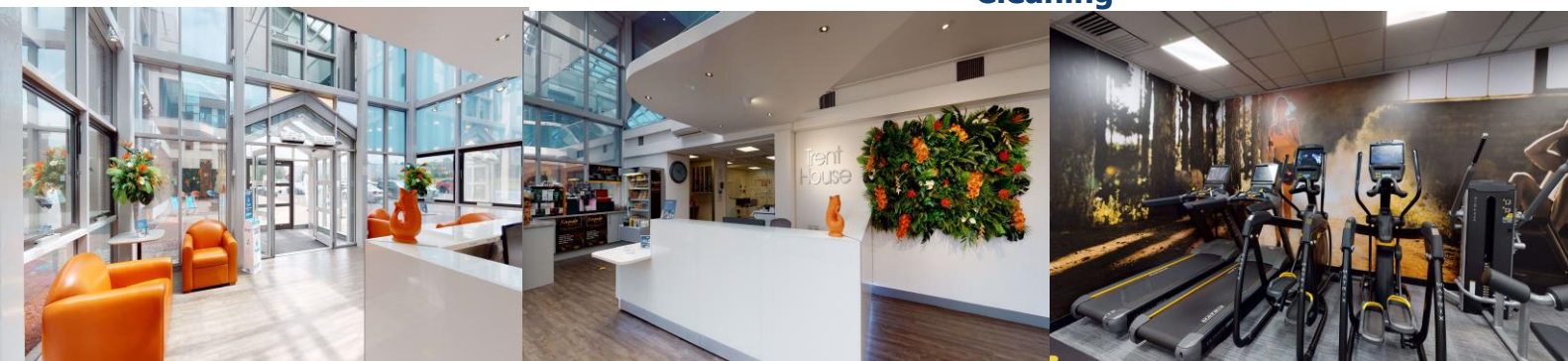
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Fully Serviced offices in a Modern Business Centre
- Good Infrastructure Links A/50/ A500/ Main Bus Route /M6 & Train Station
- Furnished offices, Onsite Support, Gym, Grab & Go Food & Drink, Meeting & Conference Facilities
- Units available from 1-200 people.
- EPC Band C, Rating 68
- Services include: Fully-Managed Reception, 24/7 Client Access, Daily Cleaning



Trent House, 234 Victoria Road
Stoke-On-Trent, ST4 2LW

Monthly Rentals
from **£314 plus vat**

Description

BusinessLodge Stoke is based at Trent House, 234 Victoria Road, Stoke on Trent, ST4 2LW. We are an Award winning contemporary Flexible Serviced Office Provider. Also offering Virtual Office Services, Co-Working and Conference and Meeting Facilities. Trent House is perfectly located for commuters and users of Public Transport with close proximity to Hanley town centre, Stoke train station and easy access to the M6, A500 and A50.

Facilities and Services Available: -

- Conference & Meeting Room Facilities
- Virtual Office Services
- Co-Working Options Available
- Fully Furnished Suites with Air Conditioning
- Company Registered Address Service
- Ample Secure Onsite Car Parking with a number plate recognition system in place with Electric Vehicle Charge Points.
- Daily Manned Reception Offering Call Answering and Business Support • Onsite Gym with Free Membership for all clients
- Grab N Go Food & Beverage Facility.
- Modern Breakout Areas Including a Games Room
- 24/7 Access with Monitored Security Systems and CCTV.
- Cutting Edge Telephone Systems and Data Connectivity.
- Vibrant Business Community with networking opportunities.

#LoveWhereYouWork

Location

The site is situated on the A50 Victoria Road a main arterial route approximately 1 mile south of Hanley Town Centre the main Central Business District for Stoke -on -Trent. The A50 links to the A500 which provides access to the Motorway network via junctions 15 & 16 of the M6. The offices situated within a 5 minute journey of Stoke on Trent train station and Staffordshire University.

Facilities Available

Rent, Rates and Service charge
Buildings Insurance
Heating, lighting, utilities
Office configuration including IT and telecoms
Individually controlled air-conditioning
Furnished office space
Onsite support team/facilities management
Fully equipped gym – including showers
Reception services and welcoming reception
Secretarial Support service available
Incoming mail handling
Access to meeting rooms for hire
Grab & Go – catering facility
Daily cleaning (communal areas/ office space)
Use of common areas (Break Out Areas)
24/7 Secure Access
Car-parking
Security – 24 hours a day 7 days a week. . CCTV Security System
Telephone system – option for call answering
Internet – various packages available

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

Trent House
234 Victoria Road
STOKE-ON-TRENT
ST4 2LW

Energy rating

C

Valid until 22 September 2030

Certificate number

5622-2484-5725-0922-7473

Property type

B1 Offices and Workshop businesses

Total floor area

3942 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.