

RORY MACK

ASSOCIATES

TO LET:

£9,500 pax

1st Floor 1 – 3 Trinity Parade

Trinity Street,
Hanley, Stoke on Trent,
Staffordshire, ST1 5RW



- Self-contained first floor office accommodation
- Total NIA 1,558 sq.ft. with 4 car parking spaces to rear
- Modern open plan property with lift access
- City centre location with main road frontage
- EPC Band D (98)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

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37 Marsh Parade,
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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A self-contained 1st floor office suite arranged in open plan and extending to 1,558 sq. ft., together with 4 onsite parking spaces to the rear. The accommodation is accessed via stairs to the rear and via a central entrance hall Trinity Street on with stairs and lift access. The office unit forms part of a modern development of mixed use commercial premises in the city centre, close to public car parking.

LOCATION

The property comprises a modern development of mixed-use retail/food outlets in the city centre and has roadside frontage to Trinity Street. Immediately opposite the property is a large period five storey former office premises which is shortly to be converted into a multi-floor res development, forming part of the re-development with the city centre.

ACCOMMODATION

Office:	1,132 sq. ft.
Storage:	190 sq. ft.
Kitchen/Storeroom	236 sq. ft.
W/C's	-
Total NIA	1,558 sq. ft.

4 x car parking spaces to the rear.

SERVICES

All mains services are connected. No services have been tested by the agents.

BUSINESS RATES

The rateable value will need to be re-assessed as it forms part of a larger amount. The agents estimate that the rateable value will be assessed at approximately £5,000.

Any rateable value below £12,000 will enable the occupier to apply for a 100% rate exemption if they qualify for Small Business Rate Relief.

VAT

The rent will not be subject to VAT.

EPC

Band D (98)

TENURE

Available by way of a new full occupancy. Available by way of a new full repairing and insuring lease, by way of service charge, for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant being responsible for land-lords reasonable legal fees.

C02220/28112019



Strictly by appointment through agents:

Rory Mack Associates

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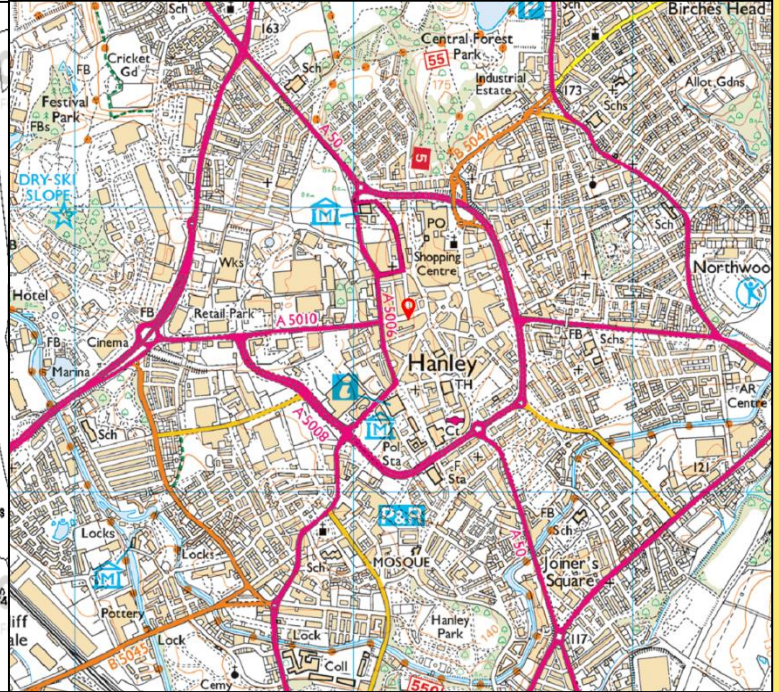
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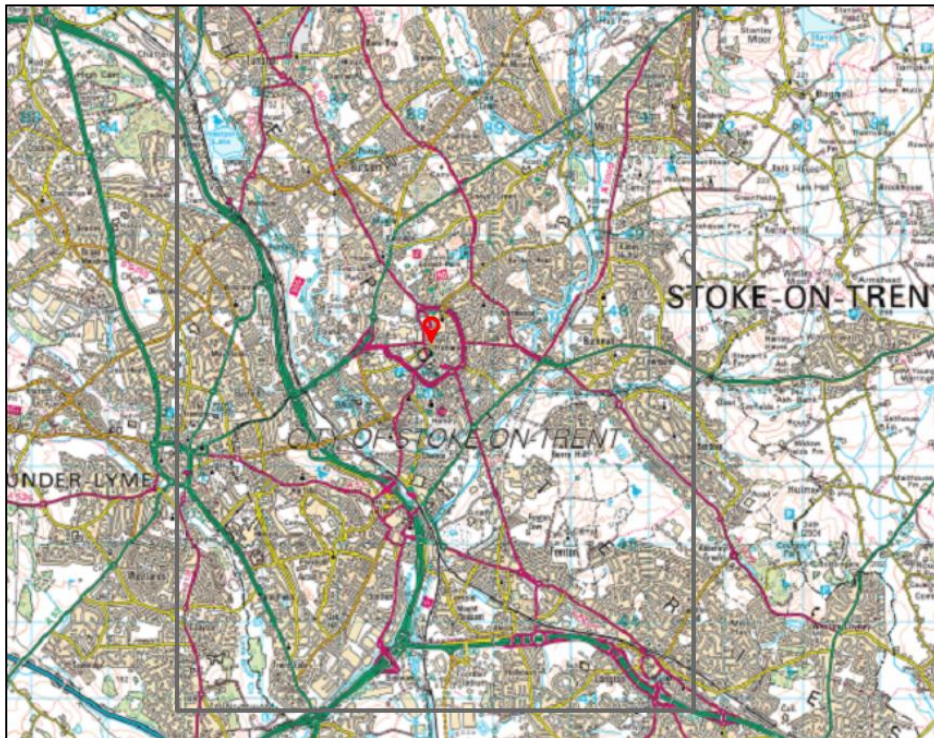
ORDNANCE MAP



STREET MAP



TOWN MAP



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