

RORY MACK

ASSOCIATES

TO LET:

£6,000 PAX

Suite 5 Britannic House

Broom Street, Hanley,
Stoke-on-Trent, ST1 2ER



- Very well-presented 1st floor office suite
- Ready for immediate occupation and extending to 1,277 sq. ft.
- Convenient location on edge of town centre
- Onsite parking available by agreement
- EPC: Band E (125)

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

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GENERAL DESCRIPTION

An open plan office suite available for immediate occupation and very well presented throughout. Forming part of the Britannic House development, the office is accessed via a shared entrance off Broom Street and benefits from shared toilet and kitchen facilities. The suite has gas fired central heating via an independent boiler and is uPVC double glazed throughout.

LOCATION

Britannic House is prominently located on Broom Street on the edge of the Town centre and within 500 yards of the city centre ring road (A50).

ACCOMMODATION

Suite 5

Office 1 83'6" x 14'6" / 1,210 sq. ft.

Store 9'3" x 7'3" / 67 sq. ft.

Total NIA: 1,277 sq. ft.

VAT

The rent is not subject to VAT.

SERVICES

All mains services are connected. An independent gas fired central heating system is installed, together with a separate gas and electricity meter.

EPC

Band E – Asset Rating 125.

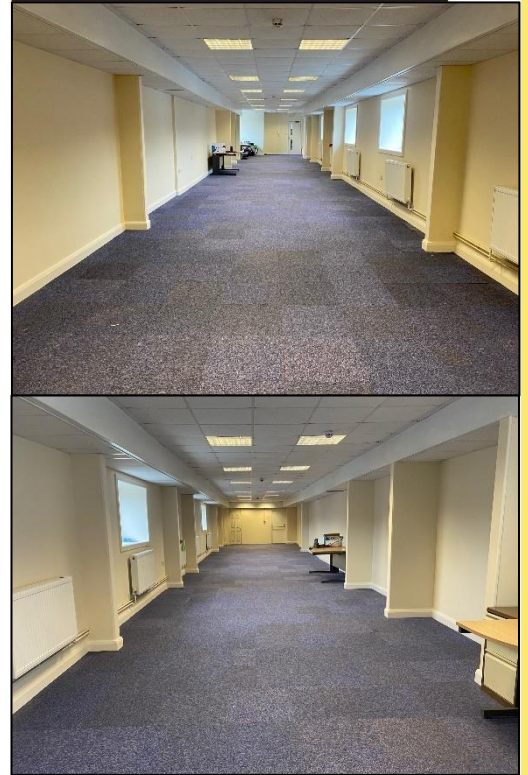
BUSINESS RATES

To be included within the rent.

TENURE

Available by way of an internal repairing and insuring lease for a term of years to be agreed. License Agreements for shorter periods of time are also available.

C02260/210820



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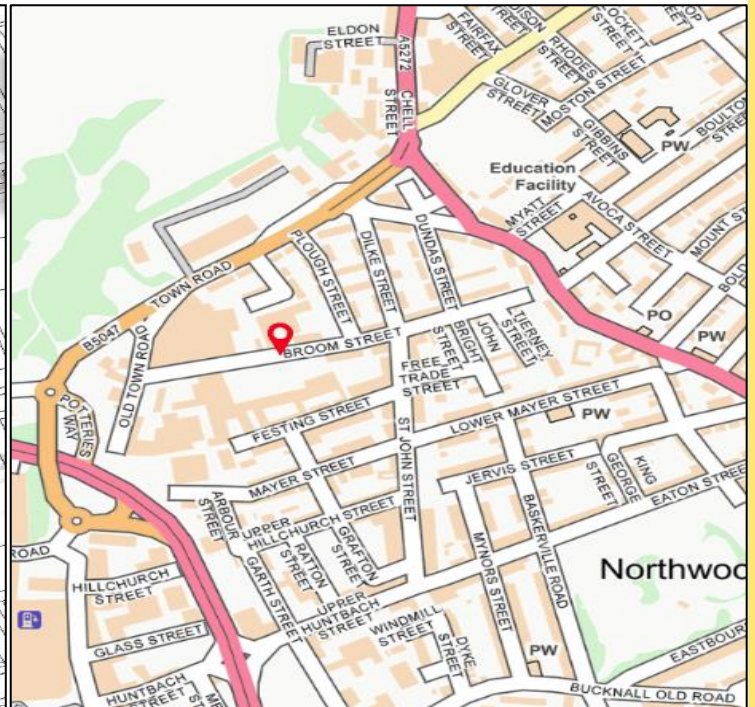
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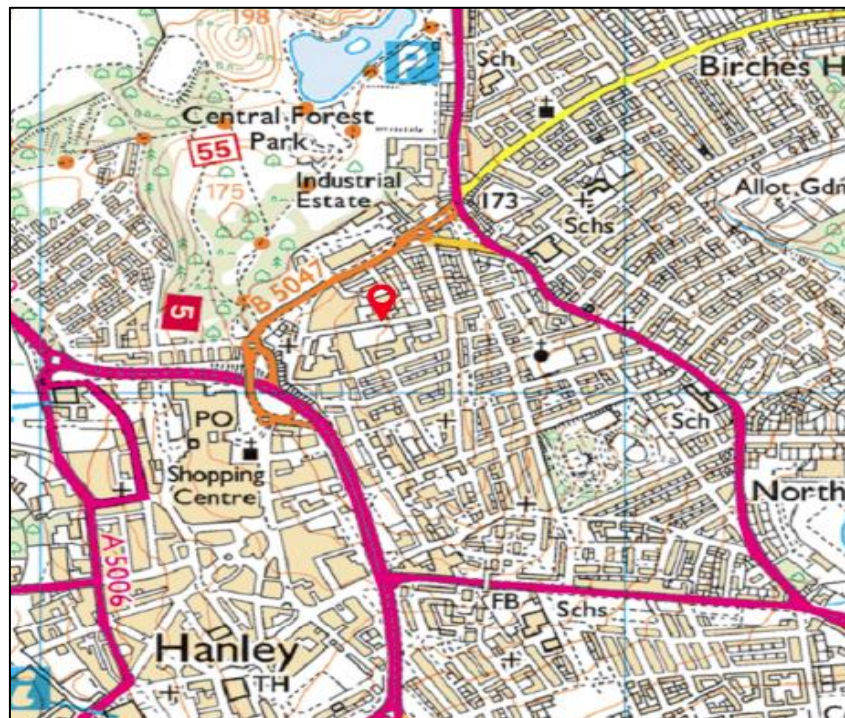
ORDNANCE MAP



STREET MAP



TOWN MAP



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