

TO LET

GROUND FLOOR OFFICE PREMISES

FENN HOUSE, SUITE D, DUKE STREET, FENTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 3NR



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LOCATION

The property is located on Duke Street in Fenton, close to the A50 dual carriage way. King Street interconnects with Duke Street providing a link to Longton to the East, Stoke and Hanley to the West.

A50 - 0.3 miles	Longton Bus Station – 1 mile
A500 – 1.5 miles	Longton Town Centre - 1.1 miles
M6 J15 – 3.5 miles	Hanley Town Centre – 2.4 miles

DESCRIPTION - [VIRTUAL TOUR](#)

A ground floor office suite fronting Duke Street with a shared lobby and secure access. The main office is open plan then steps lead to a private office, WC's and office with fully glazed partitions and kitchenette. There are storage rooms to the rear. The suite benefits from:

- Carpet flooring and suspended ceilings.
- Perimeter trunking
- Central heating
- Ladies & gents WCs
- Kitchenette

There is on street parking along Duke Street and surrounding area.

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ACCOMMODATION	SQ M	SQ FT
Net Internal Area	160.25	1,725

RENT

£9,995 per annum plus VAT.

SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of common items and shared areas.

RATING ASSESSMENT

The rating assessment in the VOA listing 2023 is £10,000. Interested parties may qualify for 100% business rates relief and should contact the Local Rating office for further confirmation (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

TENURE

The property is available on a new internal repairing and insuring lease via a service charge for common area repairs, maintenance and shared services.

SERVICES

All services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability. Electric is payable direct to the provider, gas is via a sub-meter and water is apportioned on a fair and reasonable basis.

Suite D Fenn House, Duke Street, Fenton

TOTAL AREA:186.93 m² · LIVING AREA:186.93 m² · FLOORS:1 · ROOMS:4



▼ Ground Floor

TOTAL AREA:186.93 m² · LIVING AREA:186.93 m² · ROOMS:4



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Page 1/1

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EPC

The property has an EPC rating of D - 76.

LEGAL COSTS

The ingoing tenant is responsible for the landlords reasonable legal costs in connection with the lease.

VAT

All prices are quoted exclusive of VAT which is applicable.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

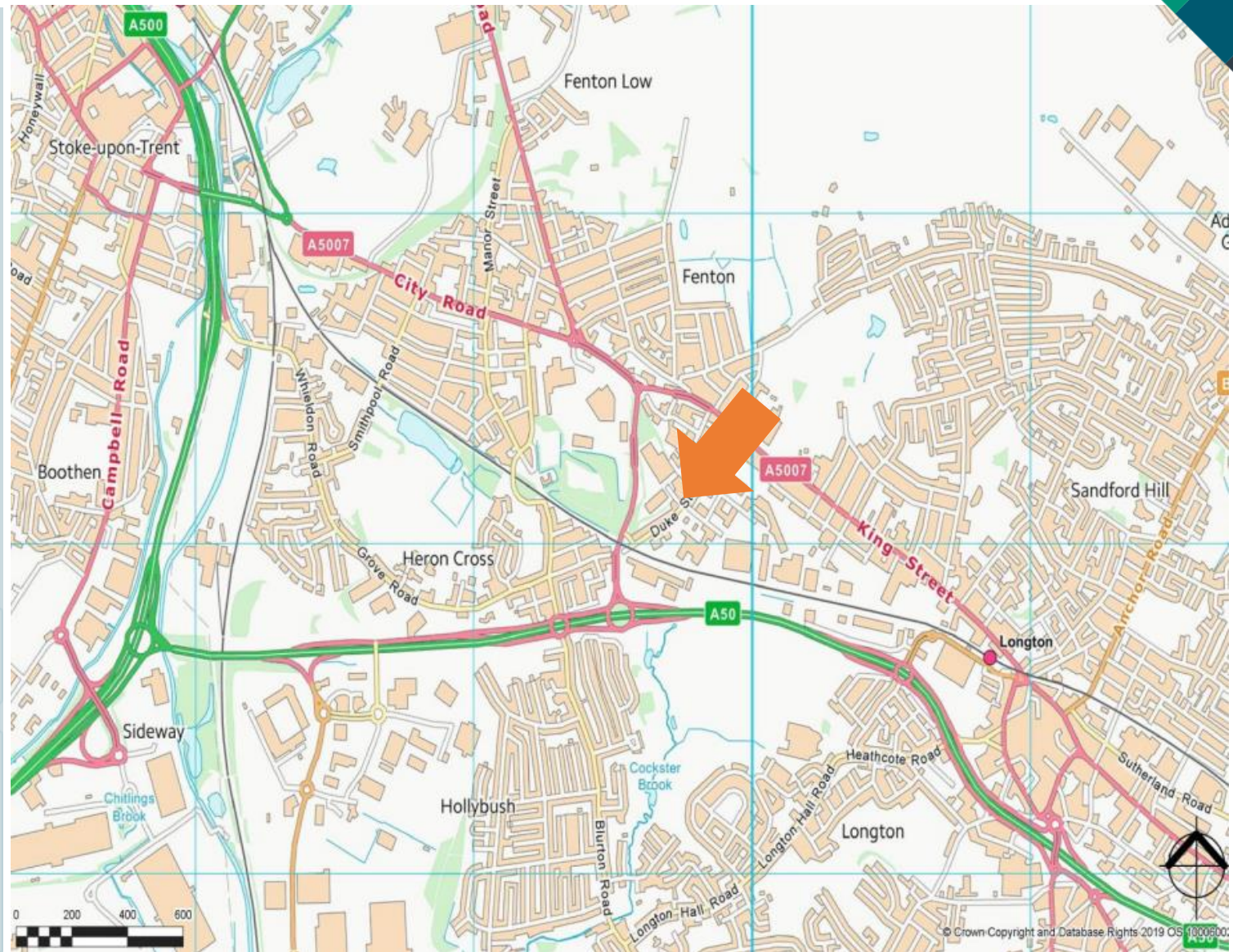
CONTACT

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Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



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