

# TO LET

## MODERN INDIVIDUAL OFFICE SUITES

TRENT HOUSE, 234 VICTORIA ROAD, STOKE-ON-TRENT, ST4 2LW



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

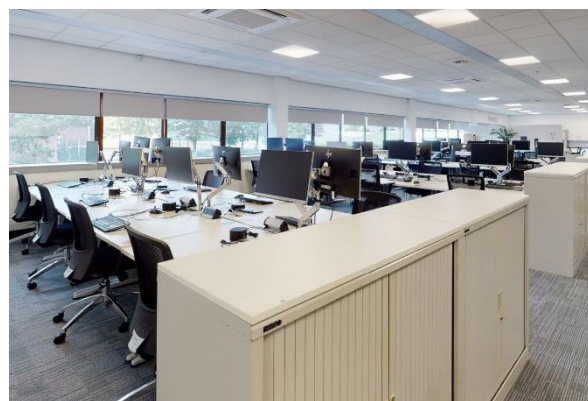
T - 01782 202294

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## 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.

## 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.

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## ACCOMMODATION

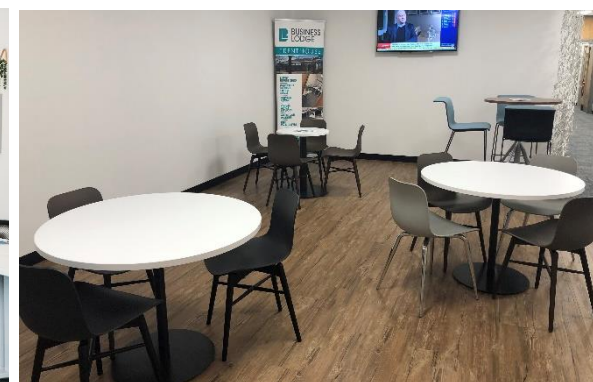
Suite	Workstation	Available
Ground Floor 42	6/8	April
Ground Floor 24	2	April
Co-Working Suite	1 plus	Available Immediately

## RENT / PRICE

POA. Rent is inclusive of service charge and building insurance. The service charge is levied to cover the upkeep, maintenance and management of the common and external parts of the building. Further information is available upon request.

## RATING ASSESSMENT

As the offices are serviced the rental includes business rates.



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## SERVICES (Included in the rent)

- Rent, Rates, Service charge and Buildings Insurance
- Heating, lighting, utilities
- Office configuration inc IT and telecoms set up for a seamless move in
- Individually controlled air-conditioning in each suite
- Furnished office space
- Onsite support team and facilities management
- Use of the fully equipped gym – including showers
- Reception services and welcoming reception area
- Secretarial Support service available
- Incoming mail handling
- Access to hire meeting rooms
- Grab N Go – catering facility
- Daily cleaning (communal areas and office space)
- Use of communal areas (breakout area and kitchens)
- 24/7 Secure Access
- Car-parking
- Security – 24 hours a day 7 days a week, CCTV, security system
- Telephone system – including option for call answering
- Internet – various packages available (starting from £25 + VAT pcm)
- Reception
- Refreshments

## PLANNING

All mains 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.

## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.



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## FEATURES

- 24 Hour access
- Air Conditioning
- Break out space
- Car park
- CCTV
- Flexible licence
- Furnished
- Good transport links
- Gym
- Internet
- Kitchen
- Mail handling
- Meeting Room
- Open 7 days a week
- Phone line

## TENURE

Terms are flexible and by negotiation.

## SERVICES

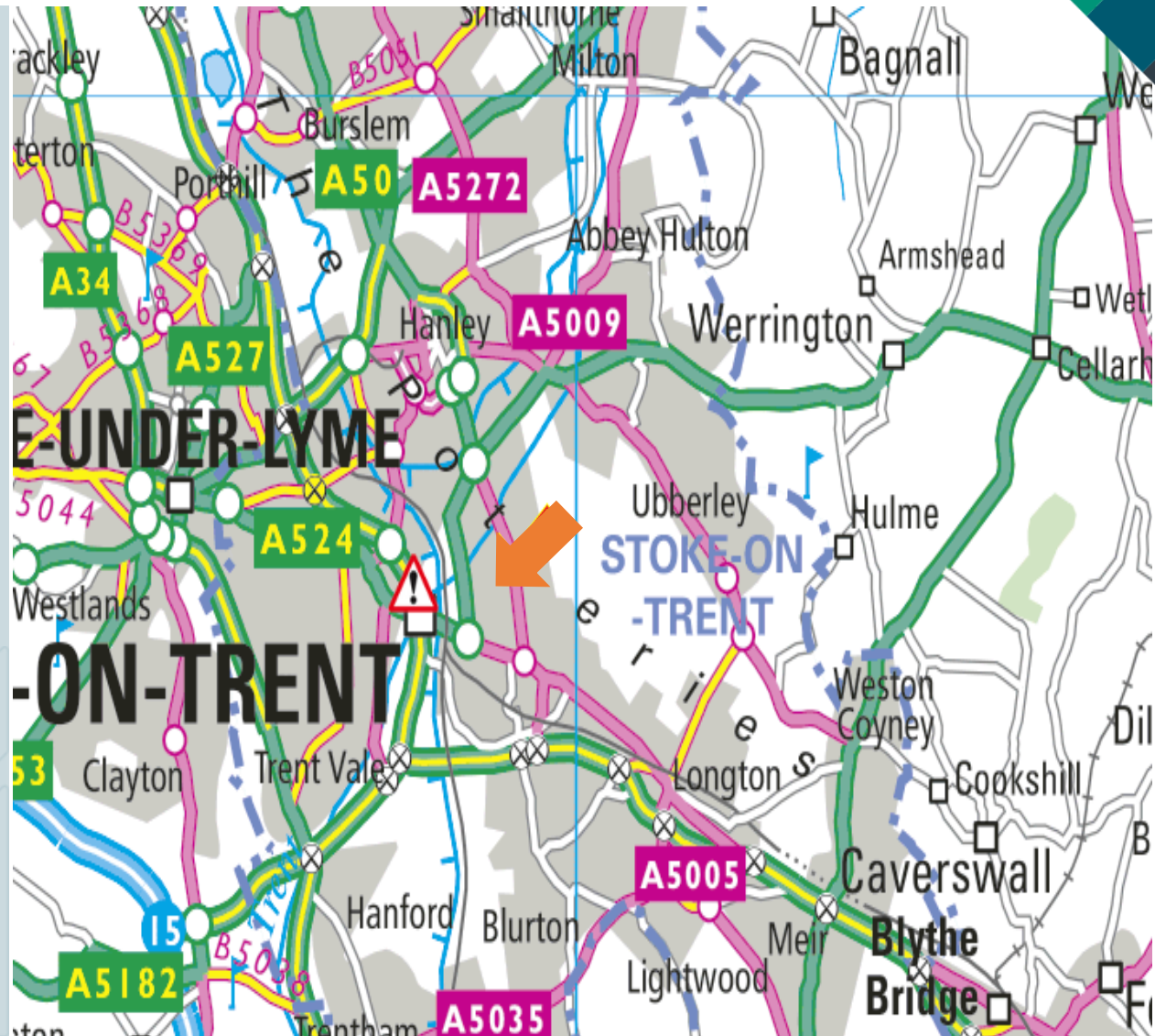
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## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## CONTACT

James Craine  
T: 01782 202294  
E: james@mounseysurveyors.co.uk



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property

iv) all rentals and prices are quoted exclusive of VAT.

v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

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



## Lease Renewal and Rent Review

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.



## Property Management

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.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.