



FEDERATION HOUSE

STATION ROAD, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2SA

OFFICE SPACE TO LET FROM 90 SQ FT - 21,215 SQ FT

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Built in the 1930s, Federation House is a detached self-contained office building prominently situated in the heart of Stoke-on-Trent. Historically, it provided facilities to the directors of local ceramic and pottery companies to entertain its visitors, including royalty.

The landmark art deco building comprises modern office suites over the ground, first and second floors with a dedicated restaurant and dining space on the third and fourth floors. Office suites are available from 90 sq ft to 21,215 sq ft.



Prominent location



Modern office suites



Flexible lease terms



Secure car parking



Immediate availability



LOCATION

Stoke-on-Trent, often abbreviated to Stoke, is a city in Staffordshire, England with a population of over 260,000 and a catchment of 3 million within an hour's drive time.

The city is strategically located half way between Manchester (which is 48 miles away) and Birmingham (which is 45 miles away) and adjoins the borough of Newcastle-under-Lyme. Stoke is the only polycentric city in the UK having been formed by the federation of six towns.

The city has excellent transport links with rapid access to the M6 motorway via the A500 dual carriageway and the M1 motorway by the A50. Stoke-on-Trent railway station is opposite Federation House and this is a mainline station on the Stafford-Manchester line with trains running several times an hour to Manchester and Birmingham. The local bus operator provides travel with over 30 bus routes across Stoke.

Stoke-on-Trent is home to the development of the pottery industry in England and has been shaped by its production of pottery and ceramics for centuries. Stoke has a globally renowned reputation and is referred to as the "pottery capital of the world".

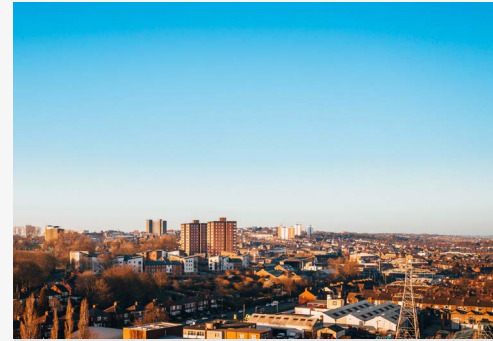


STOKE-ON-TRENT

The property occupies a prominent position in the heart of Stoke-on-Trent and enjoys direct frontage on to Station Road. The building is situated opposite Stoke-on-Trent railway station, a bus stop and taxi rank.

Station Road runs through a well established commercial area close to, amongst others, Staffordshire University, the City Council offices, a local cinema and bar and restaurant hub.

Major new development schemes in Stoke include the East-West Precinct; the Swift House scheme next to Stoke-on-Trent Railway Station; Smithfield which includes new office accommodation, build-to-rent apartments and a Hilton Hotel; and the Ceramic Valley Enterprise Zone.





SIR STANLEY MATTHEWS
SPORTS CENTRE

A500

STOKE-ON-TRENT
CITY COUNCIL

STOKE-ON-TRENT
TRAIN STATION

STAFFORDSHIRE
UNIVERSITY

TRENT & MERSEY CANAL

FEDERATION
HOUSE

QUEENSWAY

CADMAN BUILDING
STAFFORDSHIRE UNIVERSITY

A500

DESCRIPTION & ACCOMMODATION

Federation House is an imposing art deco property and comprises four storeys totalling 21,215 sq ft.

The standalone property is accessed via an impressive entrance off Station Road which leads through to a recently refurbished foyer, central stairwell and lift. The property is brick built with double glazed windows under a pitched slate and lead covered roof.

The ground and first floor have been split to provide a range of different sized office suites. The 2nd floor remains as one floorplate and is occupied by a single tenant.

The 3rd and 4th floors are home to the historic Potters' Club where there is a fine dining restaurant and private meeting rooms. The Club are extremely well established and was visited by Queen Elizabeth in 1973.

The property is in a refurbished condition with the offices suites benefiting from perimeter trunking, suspended or LG7 lighting. There is gas fired central heating and a passenger lift to all floors. There is also a separate goods lift to the 4th floor (Potters' Club kitchen).

There is a secure gated car park to the rear of the property with parking for 75 cars.



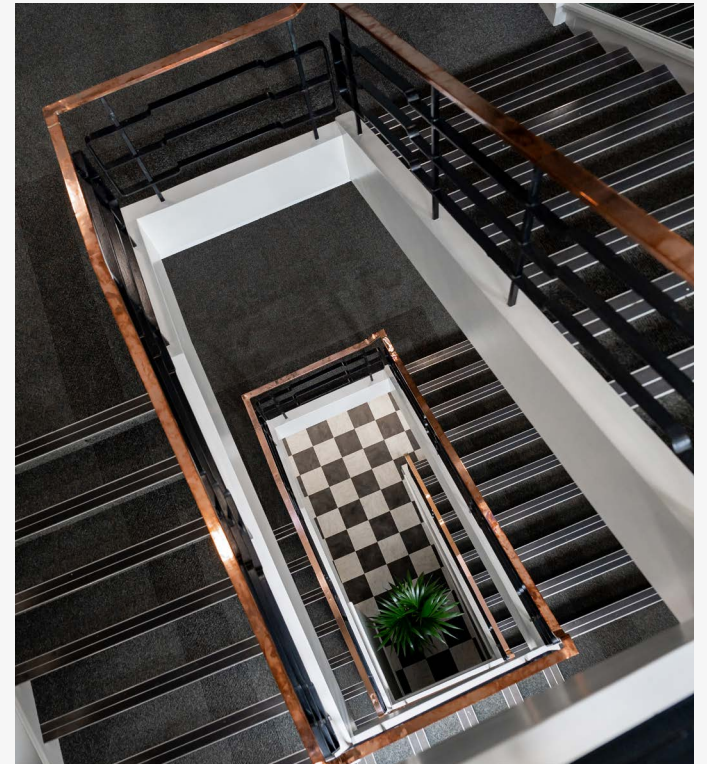


FLOOR PLANS

Office suites are available from 90 sq ft to 21,215 sq ft



GALLERY



TERMS

RENT & SERVICE CHARGE

Further information is available on request.

LEASE

Flexible 12 month term leases can be made.

VAT

VAT is applicable on all costs.

BUSINESS RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

FURTHER INFORMATION

CHLOE ELLERBY

0161 220 1999

07718 884 764

chloe.ellerby@hurstwoodholdings.com

