

TO LET (MAY SELL)

MODERN OFFICE PREMISES – AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

MITCHELL HOUSE, TOWN ROAD, HANLEY, STOKE-ON-TRENT, ST1 2QA



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

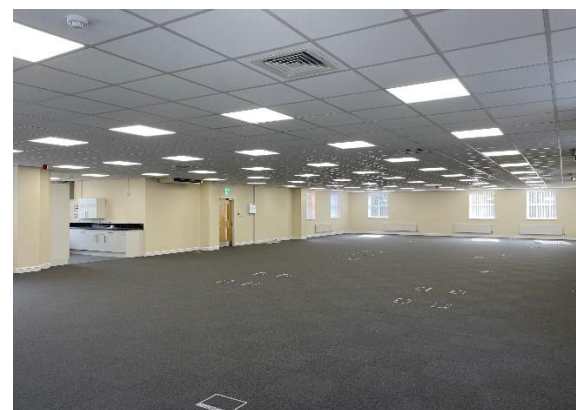
mounseysurveyors.co.uk



REFURBISHED OFFICE ACCOMMODATION

AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

MITCHELL HOUSE, TOWN ROAD, HANLEY,
STOKE-ON-TRENT, ST1 2QA



LOCATION

The property occupies a prominent position off Town Road and forms part of a modern office development by Gladman Developments.

Hanley City Centre is approximately 0.5 miles distant providing access to a range of local amenities. Whilst the A50 is approximately 0.2 miles distant leading to the A500 approximately 2.3 miles distant. Stoke-on-Trent Railway Station is approximately 2 miles distant.

DESCRIPTION - [Virtual Tour](#)

Mitchell House briefly comprises a three storey modern office building. The property benefits from the following specification:

- Suspended ceilings
- 48 car parking spaces
- Mix of open plan and partitioned office accommodation
- Gas central heating and air conditioning (not tested)
- WC facilities on each floor
- 8 person passenger lift

ACCOMMODATION	SQ M	SQ FT
Ground Floor	300.20	3,231
First Floor	312.78	3,367
Second Floor	313.13	3,370
Total NIA	926.11	9,968

REFURBISHED OFFICE ACCOMMODATION

AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

MITCHELL HOUSE, TOWN ROAD, HANLEY,
STOKE-ON-TRENT, ST1 2QA

PRICE / RENT

Rent - £125,000+VAT per annum Price - Upon Application.

A first years rent reduction to £93,750+VAT per annum is available based on letting the whole of the premises on a minimum 5 year term. Subject to Contract and Tenant covenant strength.

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

EPC

Rating C - 71.

RATING ASSESSMENT

The property has a rateable value of £91,000. We would recommend that further enquiries are directed to the Local Rating Authority (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 full repairing and insuring lease plus service charge for a term to be agreed.

Alternatively, the landlord will consider a sale on a freehold basis.

VAT

All prices are quoted exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



REFURBISHED OFFICE ACCOMMODATION

AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

MITCHELL HOUSE, TOWN ROAD, HANLEY,
STOKE-ON-TRENT, ST1 2QA

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.

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

Becky Thomas

becky@mounseysurveyors.co.uk

Rob Stevenson

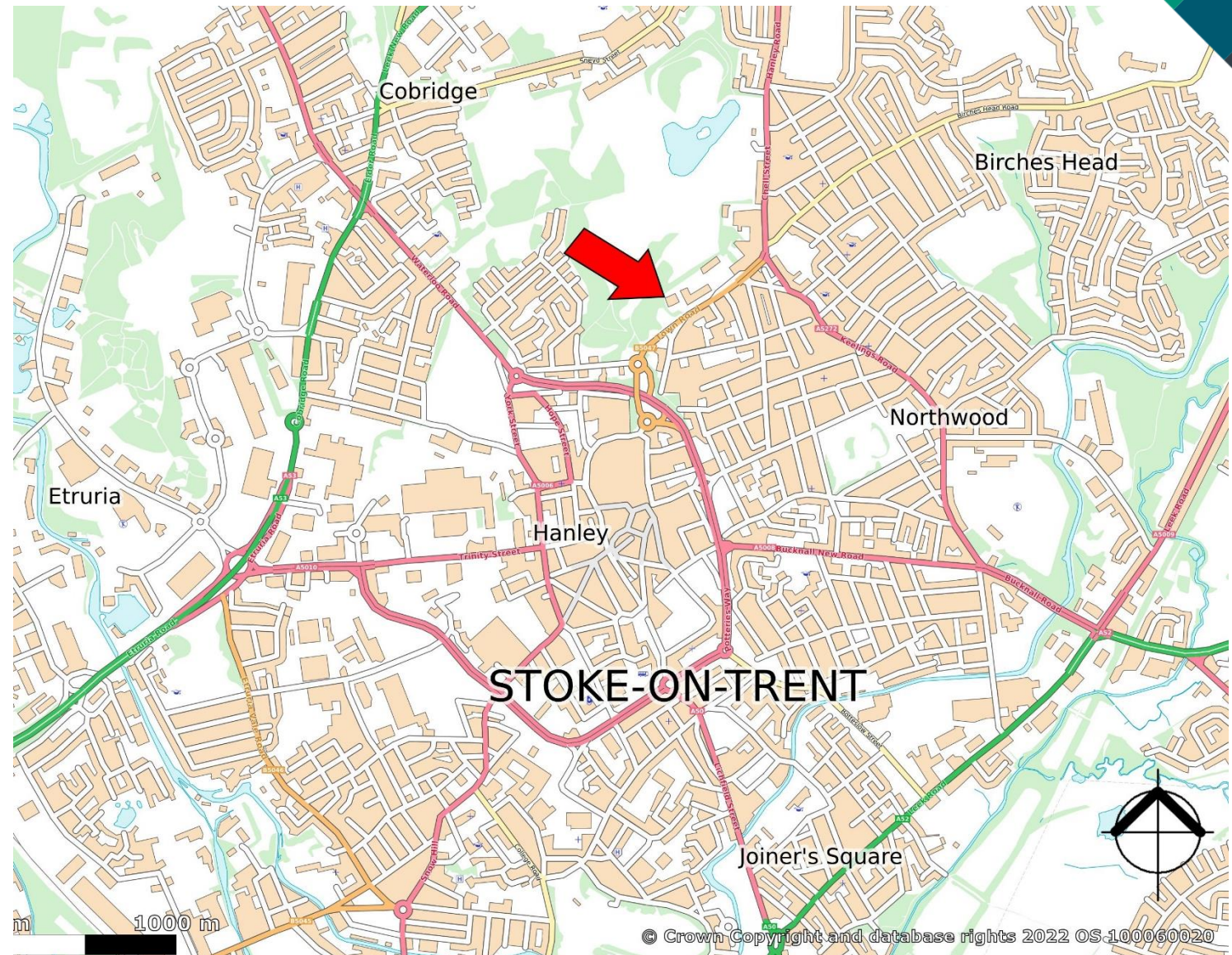
rob@mounseysurveyors.co.uk

T: 01782 202294

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU

Joint Agents

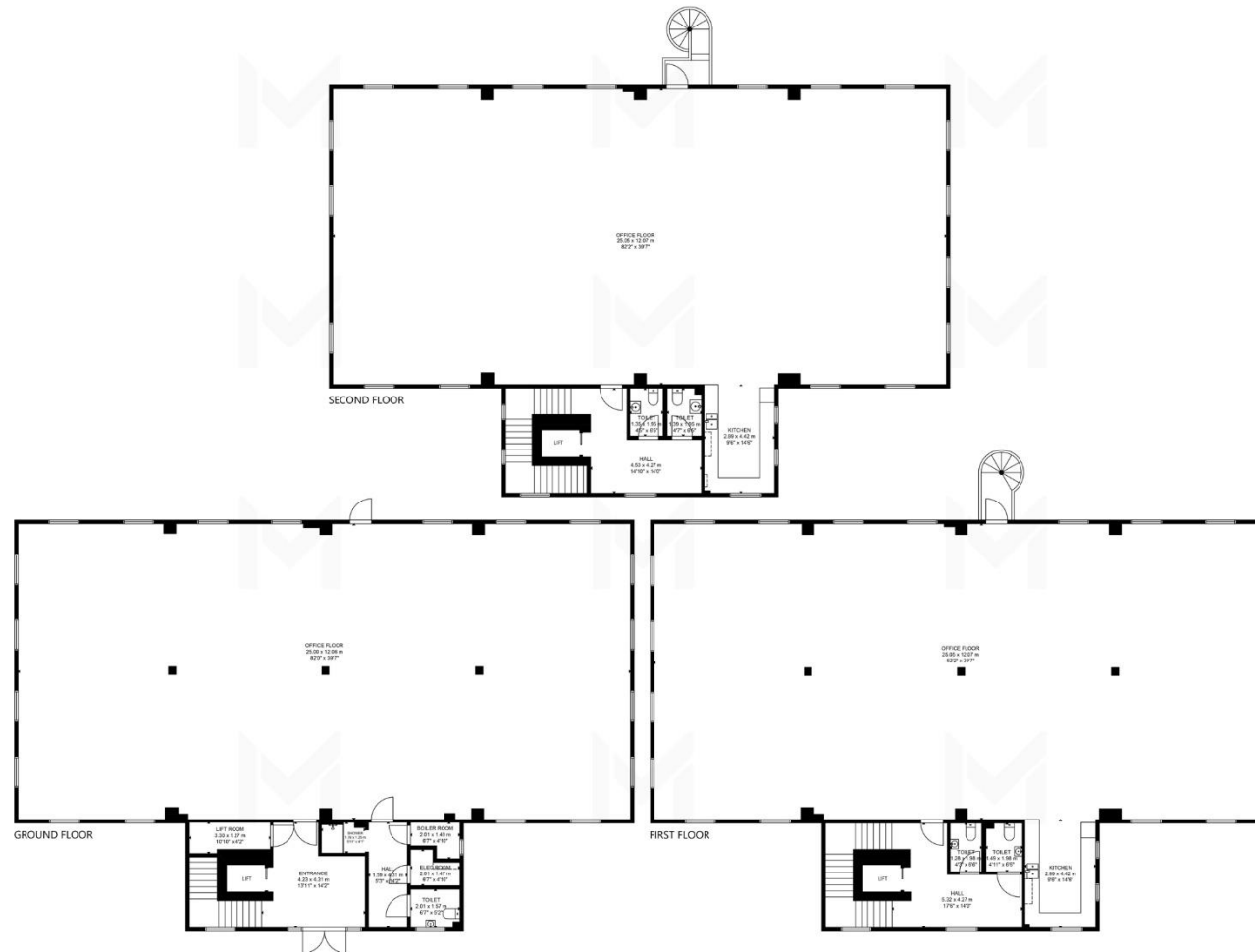
Harris Lamb - 01782 272555



REFURBISHED OFFICE ACCOMMODATION

AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

MITCHELL HOUSE, TOWN ROAD, HANLEY,
STOKE-ON-TRENT, ST1 2QA



GROSS INTERNAL AREA
TOTAL: 1,052 m²/11,324 sq ft
GROUND FLOOR: 350 m²/3,771 sq ft, FIRST FLOOR: 351 m²/3,778 sq ft
SECOND FLOOR: 351 m²/3,775 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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.

mounseysurveyors.co.uk ☎ 01782 202294



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.