

TO LET

OFFICE PREMISES - *Reduced year 1 rent available or short term leases

SUITES 3 & 4 SECOND FLOOR, CHURCH HOUSE, OLD HALL STREET, HANLEY,
STOKE-ON-TRENT, ST1 3AU



SUITE 3



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LOCATION

The suites are located on the 2nd floor of Church House. Church House is prominently located on the corner of Old Hall Street and the ring road junction of Potteries Way (A50) and Bucknall New Road. Potteries Way (A50) is one of the main arterial routes around City Centre. This gives easy access to the A500 D Road and Junctions 15 and 16 of the M6 Motorway.

Church House is located within Hanley City Centre as one of the main retail areas within the 5 towns of Stoke on Trent. The Potteries Shopping Centre which accommodates a wide range of amenities is located within 0.3 miles along with the new bus station.

DESCRIPTION - [Virtual Tour](#)

The office accommodation is accessed from a central staircase and passenger lift. The space benefits from;

- Various lighting
- Passenger lift
- Electric heating
- A mezzanine area
- Raised floors
- Self-contained toilets and kitchen
- Intercom entrance
- Prominent signage opportunities available, Subject to Planning

Parking is available nearby via 5 pay and display car parks. Combined these provide over 500 spaces within a 5 minute walk from the premises.

TENURE

The property is available on an internal repairing and insuring lease on flexible lease terms to be agreed.

RENT

Suite 3 - £20,000+VAT per annum
Suite 4 - £28,000+VAT per annum

Alternatively, the landlord would consider a letting of the suites combined at £40,000+VAT per annum.

*Generous incentives are available, subject to lease terms and tenant covenant strength. The landlord will also consider short term leases.

RATING ASSESSMENT

Suite 3: £10,250 per annum (2023 listing)
Suite 4: £13,500 per annum (2023 Listing)

We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

EPC

Suite 3 – EPC Rating E (101) Suite 4 – EPC Rating D (93)

Accommodation	SQ M	SQ FT
Suite 3		
Main Office	146.57	1,577
Mezzanine	75.27	810
Total approx.Net Internal Area	221.84	2,387
Suite 4		
Main Office	239.96	2,583
Mezzanine	87.47	941
Total approx.Net Internal Area	327.41	3,524
<i>Suite 3 & 4 Combined NIA Floor Area</i>	<i>549.25</i>	<i>5,911</i>

SUITE 4



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Parking Plan



- 1. Lower huntbach Street
160 Spaces
6 minute walk
- 2. NCP Meigh Street
72 spaces
4 minute walk
- 2. Meigh Street SOTCC
25 spaces
4 minute walk
- 3. Charles Street
94 Spaces
5 minute walk
- 4. Birch Terrace
174 spaces
5 minute walk

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SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Further details are available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

Becky Thomas

T: 01782 202294 E: becky@mounseysurveyors.co.uk

Caine Savage

T: 01782 202294 E: caine@mounseysurveyors.co.uk

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



Contact Becky Thomas: becky@mounseysurveyors.co.uk

T - 01782 202294

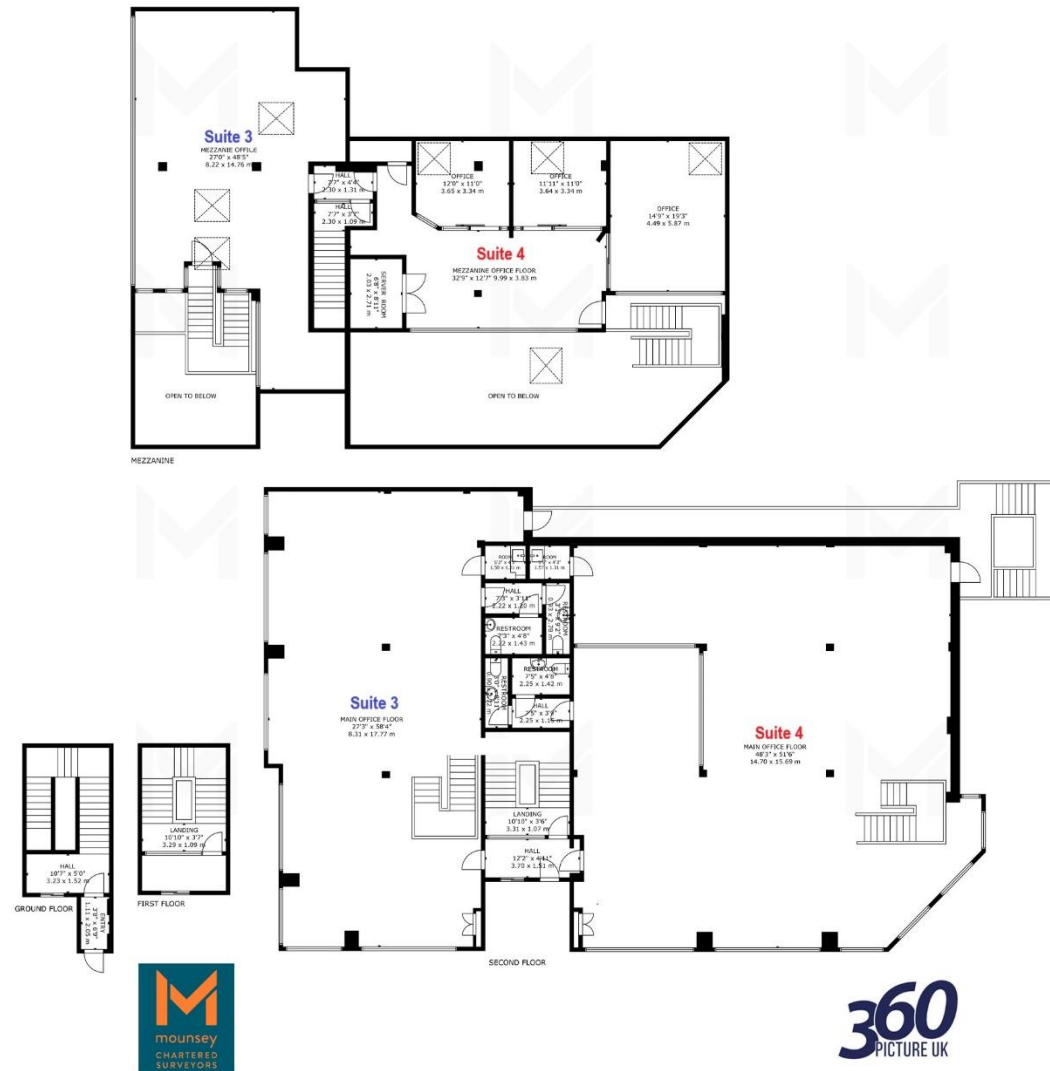
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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

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.



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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.



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.