

# TO LET

## FIRST FLOOR OFFICE PREMISES

ALEXANDER HOUSE, BETHESDA STREET, HANLEY, STOKE-ON-TRENT, ST1 3GN



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## LOCATION

Located on the corner of Bethesda Street and John Street in Hanley, Stoke on Trent's city centre, the premises benefit from onsite parking and Bethesda Public Gardens and seating area are situated to the rear.

The A5008 ring road provides access to the further road network into the City Centre and towns of Stoke on Trent with the A500 located approximately 1.6 miles from the property. The A500 provides links to Newcastle under Lyme to the North along with Junction 16 of the M6 approx. 5 miles to the South.

The property is located on the local bus route with Hanley Bus Station within walking distance. John Street multi-storey car park is situated directly opposite and there is a variety of pay and display and short stay parking surrounding the building.

The Potteries Museum is also located on Bethesda Street and the recently built mixed use Smithfield development is situated nearby offering a Hilton Hotel, residential apartments and office occupiers including, Davies Group, Staffordshire Police, NHS and the Home Office.

## DESCRIPTION

The property comprises of a detached, two storey brick-built property that is Grade II listed. Previously a methodist school, the property has benefited from a number of office occupiers in recent years.

Internally, the first floor is accessed from a central staircase with communal toilets and a shower facilities. The accommodation offers a range of open plan and partitioned meeting rooms with LED lighting, air conditioning, perimeter trunking and a kitchen area.

Externally the first floor will benefit from 3 parking spaces onsite.

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ACCOMMODATION	SQ M	SQ FT
FIRST FLOOR NIA	332.86	3,583

Alternatively, the landlord may consider splitting the floor providing two suites of approximately 1,750 sq ft. Further information is available from the agents.

## RENT

£35,850+VAT per annum

## SERVICE CHARGE

A service charge is levied to cover the maintenance of the communal areas both internal and external. Further information is available from the agents.

## EPC

EPC Rating – B (39).

## RATING ASSESSMENT

The property has a rateable value of £31,250. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council-01782 234234).

## PLANNING

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

## TENURE

The property is available on a new internal repairing and insuring lease on terms to be agreed.

## VAT

All prices are quoted exclusive of VAT which is applicable.



First Floor - Floor Plan



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## LEGAL COSTS

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

## 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

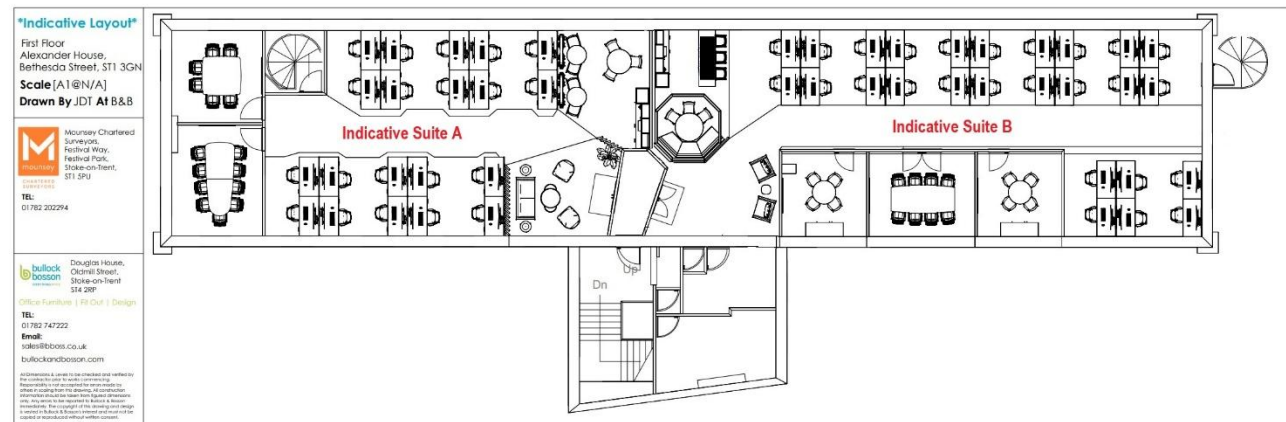
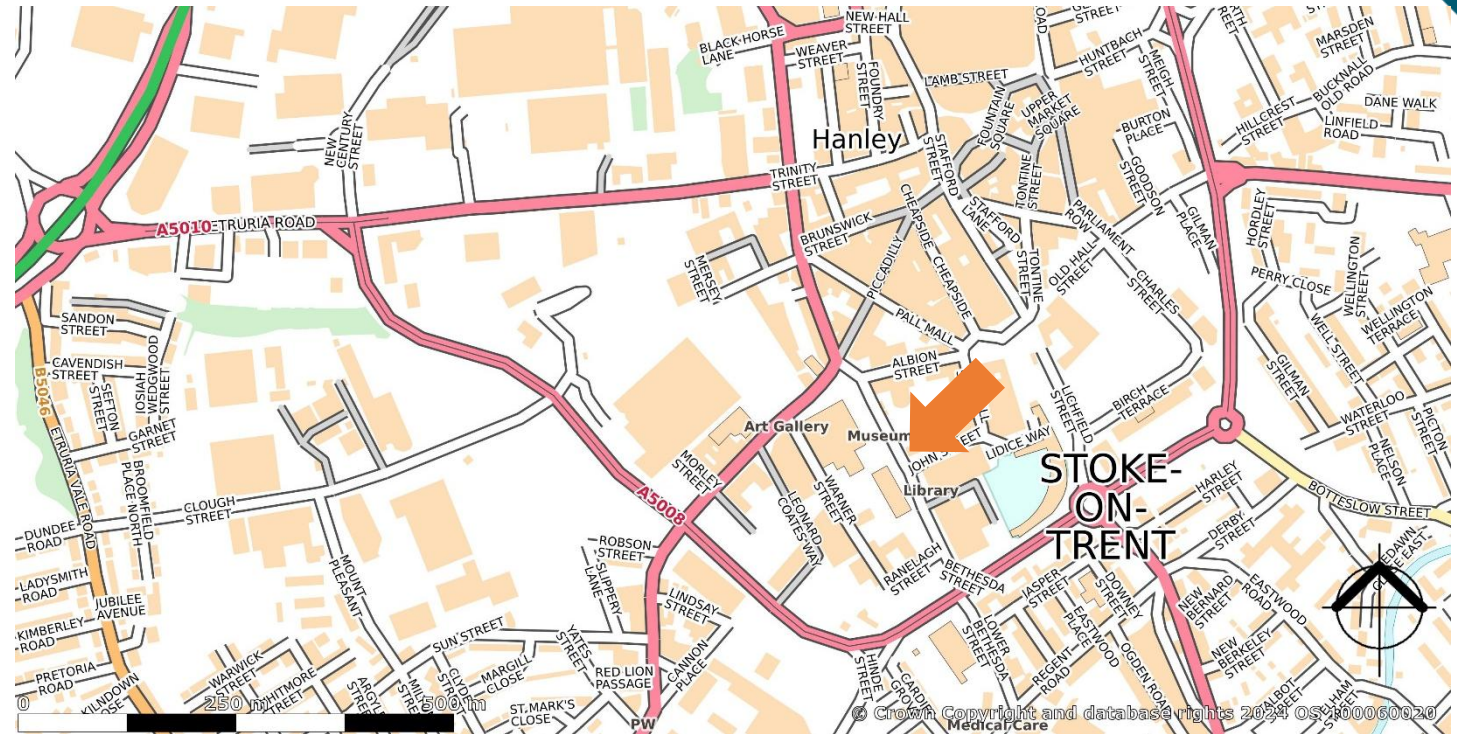
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Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU

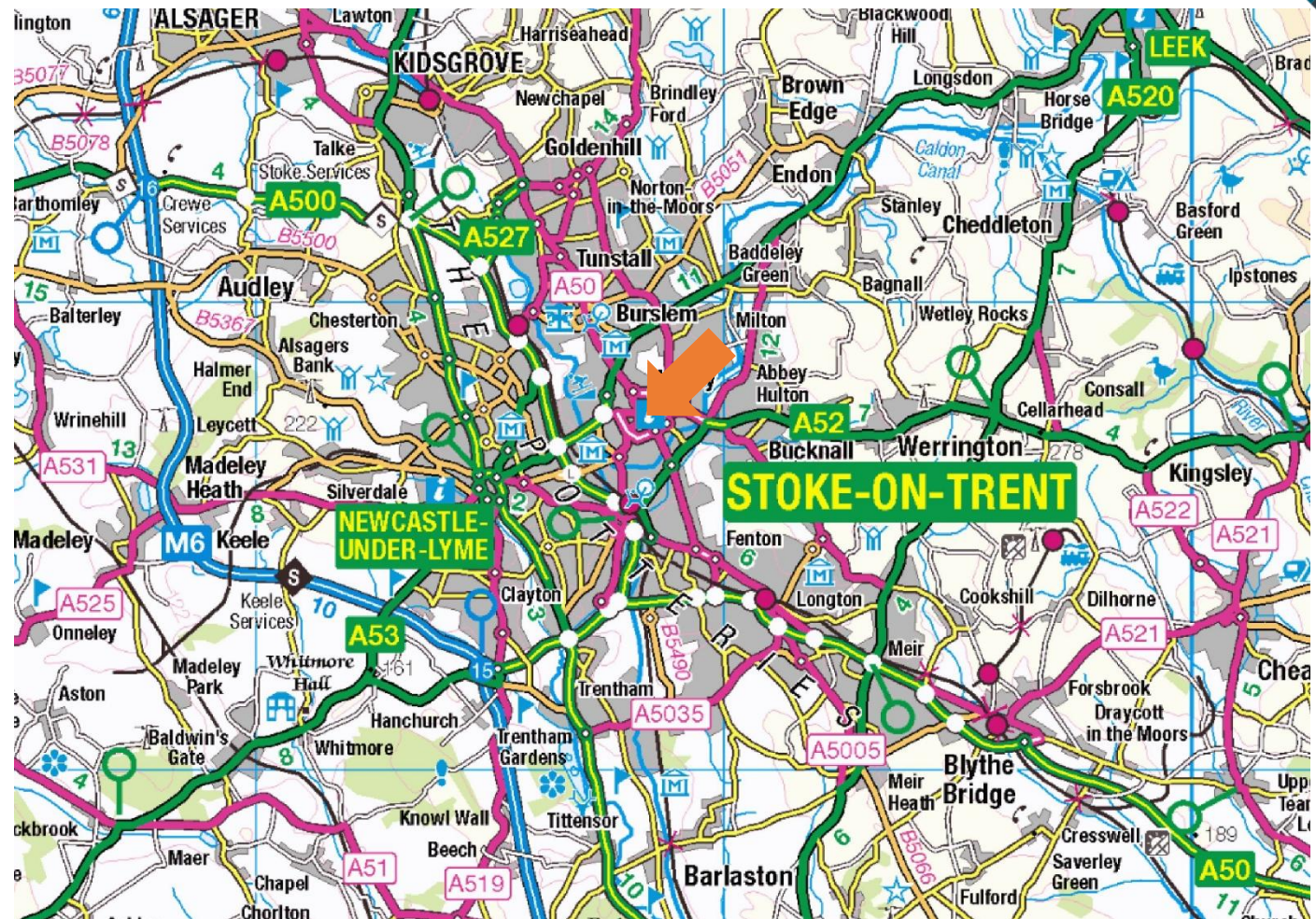
Or Joint Agents

Louis Taylor - 01782 260222



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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.