

TO LET

FIRST FLOOR SERVICED OFFICE SUITES

OFFICE 1 & 2, VICTORIA ROAD, FENTON, STOKE-ON-TRENT, STAFFORDSHIRE, ST4 2HS



SERVICED OFFICE SUITES

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LOCATION

The property is prominently located adjacent the busy Victoria Road which connects Hanley City Centre through to Fenton and the A50 dual carriageway. The A50 links to the A500 which provides access to the Motorway network via junctions 15 & 16 of the M6.

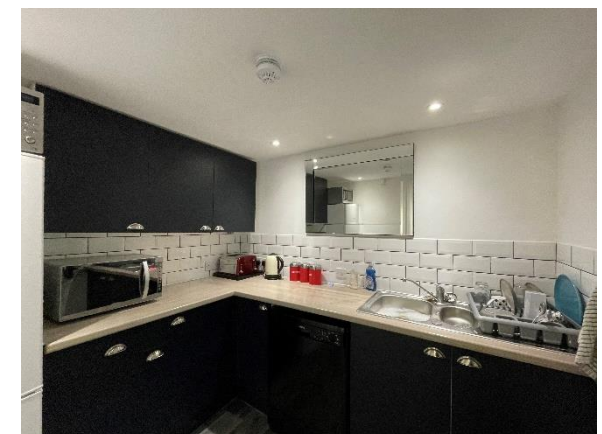
DESCRIPTION - [Virtual Tour](#)

The suites comprise of modern first floor office space with a self-contained access. The suites briefly benefit from the following specification:

- Communal kitchenette
- Gas Central Heating
- Suspended Ceiling
- 24/7 Access
- WC's

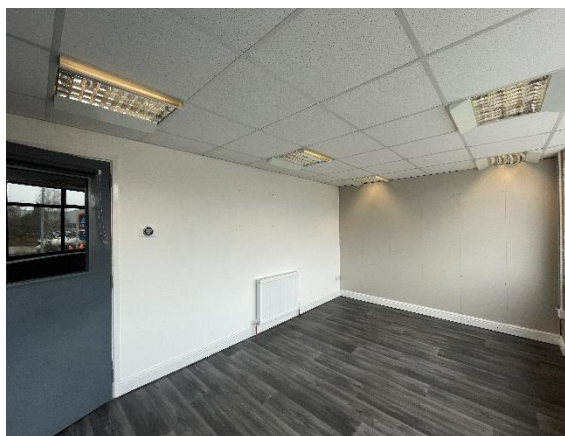
Car parking is available on the car park located a short distance from the premises and opposite Halfords Autocentre.

Accommodation	SQ M	SQ FT
Suite 1	15.51	167
Suite 2	14.82	159
Total NIA	30.33	326



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LICENCE FEE

£70 per calendar week plus VAT (per suite).

The licence fee is inclusive of service charge, building insurance and utilities. 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.

EPC

C-62.

RATING ASSESSMENT

The rateable value is to be confirmed. 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 by way of a new licence on terms to be agreed.

VAT

All prices are quoted exclusive of VAT which is applicable.

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SERVICES

Mains electric and gas are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability

LEGAL COSTS

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

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

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**Mounsey Chartered Surveyors,
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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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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.



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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.