

# TO LET

FIRST FLOOR OFFICE PREMISES

TRENT HOUSE, DUNNING STREET, TUNSTALL, STOKE-ON-TRENT, STAFFORDSHIRE, ST6 5AP



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



# 1<sup>ST</sup> FLOOR OFFICE PREMISES

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## LOCATION

The property is located on Dunning Street, to the north of the town centre. Access to the A500 and A34 are in close proximity, via Reginald Mitchell Way (A527) bypass.

## DESCRIPTION - [360 Tour Link](#)

The offices form the first floor of the building, externally the car park to the side of the premises is allocated, providing 15 parking spaces (with an access retained through to the rear adjoining unit). The offices have their own entrance as well as a fire exit with external staircase.

Internally, the office is open plan with a range of partitioned offices and a generous sized kitchen. There is a mixture of suspended ceiling and plastered ceilings with LED lighting and carpet tile finish.

There are ladies and gents WC's located off the main office area and the offices benefit from central heating and air-circulation system.

ACCOMMODATION	SQ M	SQ FT
Main offices	160.07	1,723
Lower level offices	93.89	1,011
Kitchen	55.02	592
Private office	15.15	163
<b>Net Internal Area</b>	<b>324.13</b>	<b>3,489</b>

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## RENT

£10,500 per annum, VAT not applicable.

## SERVICE CHARGE

The occupier will contribute a proportion monthly towards utility costs and upkeep and repairs of the building on an ad-hoc basis.

## RATING ASSESSMENT

The property holds a single assessment for the building, of which the occupier will pay a contribution, currently £800 per calendar month.

## PLANNING

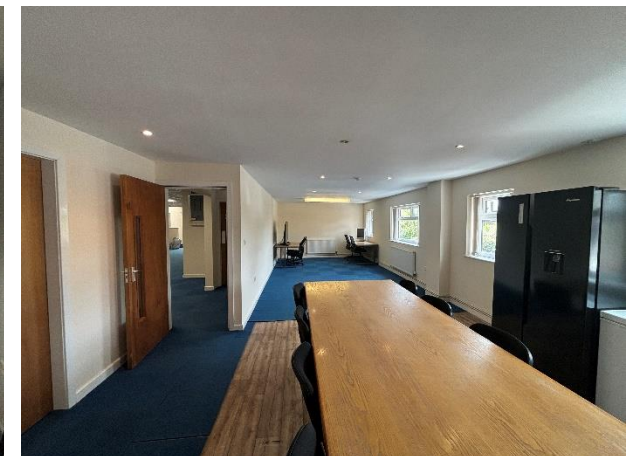
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## TENURE

The property is available on a sublease on a flexible term for a period up to 24<sup>th</sup> March 2027 and outside of the Landlord & Tenant Act.

## 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. A proportion of the cost is payable to the Landlord monthly.



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## EPC

C 65.

## LEGAL COSTS

The ingoing tenant is responsible for the Landlords reasonable legal costs in connection with the lease.

## VAT

All prices are quoted exclusive of VAT which is understood to be applicable to utility costs only.

## 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.

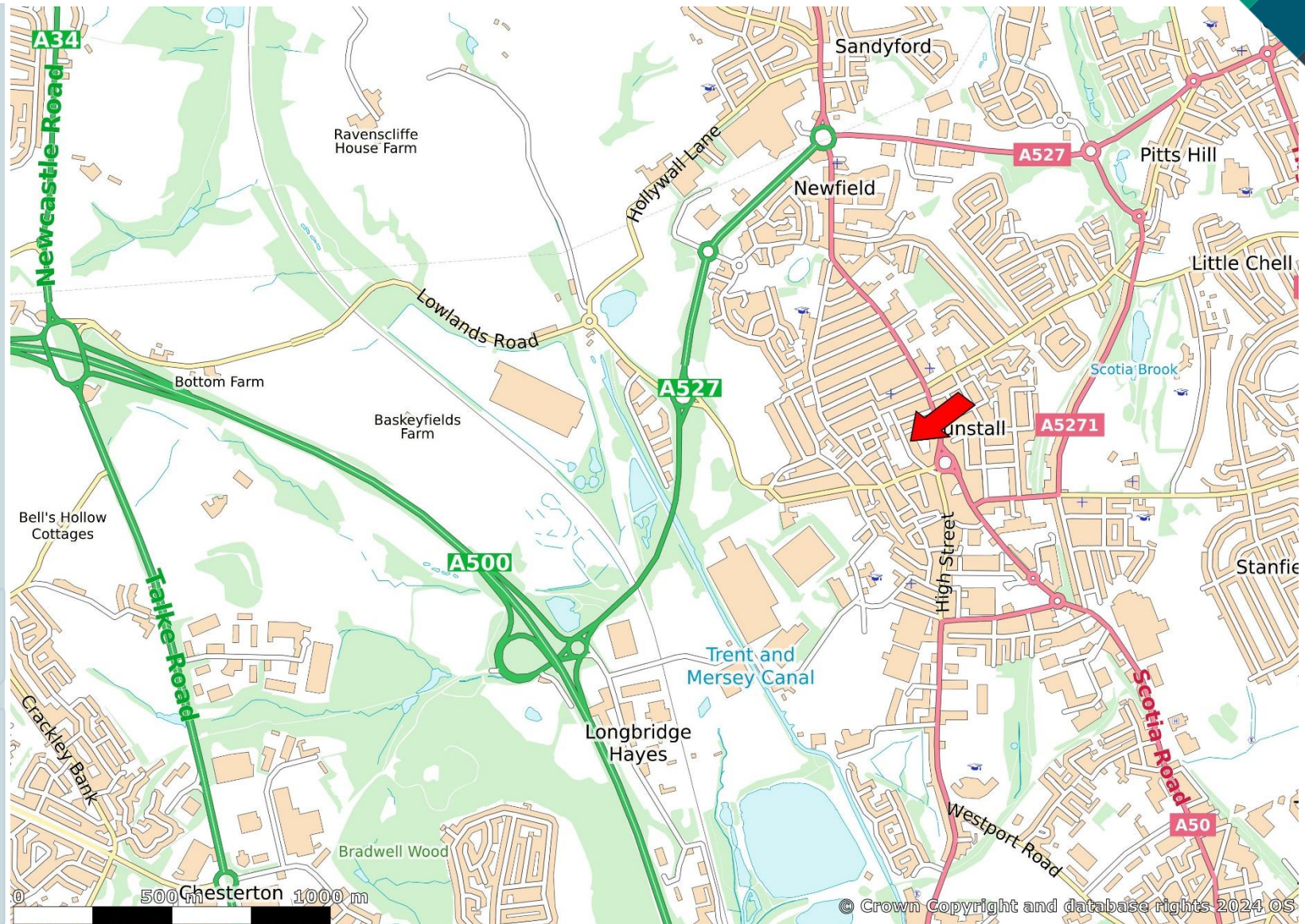
## CONTACT

**Rob Stevenson**

T: 01782 202294

[rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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





# 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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## 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.