

TO LET

OFFICE ACCOMMODATION

SUITE 1, THE FORECOURT, 12 ALBION STREET, HANLEY, STOKE-ON-TRENT, ST1 1QH



Contact Richard Mounsey: richard@mounseysurveyors.co.uk

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HANLEY, SOKTE-ON-TRENT, ST1 1QH



LOCATION

The premises are conveniently located with good access to the pedestrianised area of Stoke-on-Trent City Centre (Hanley) and are within walking distance of the main facilities, multiple carparks and amenities.

Close by is The Smithfield development, including Clayworks providing 151 new apartments, 140-bedroom Hilton Hotel and a range of large office buildings with further development proposed.

Stoke-on-Trent City Centre (Hanley) is the major shopping area within Staffordshire and has an estimated retail catchment of 750,000 people. St. Johns Street Car Park is close by as well as a multi-million-pound bus station terminal.

DESCRIPTION

The property comprises a first-floor office suite in a 1930's art deco building which forms a prominent building within the business and cultural quarter of Stoke-on-Trent City Centre.

The suite benefits include:

- Well-presented property with excellent natural light
- Carpet flooring and painted walls
- Lift access
- Strip lighting
- Floor boxes for power and data distribution
- A shared central heating system.
- Managed building

There are ladies, gents and mobility impaired WC's, which are shared with the adjoining occupier.

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ACCOMMODATION (NIA)	SQ.M.	SQ.FT.
SUITE 1	46.45	500

TENURE

The property is available by way of a new lease or licence on terms to be agreed.

RENT

£750 per calendar month to include* Rent, Insurance, Service Charge, Electric, Gas and Water usage.

* The landlord reserves the right to counter charge unforeseen increases in utility costs.

EPC

The property has an EPC rating of a C-73.

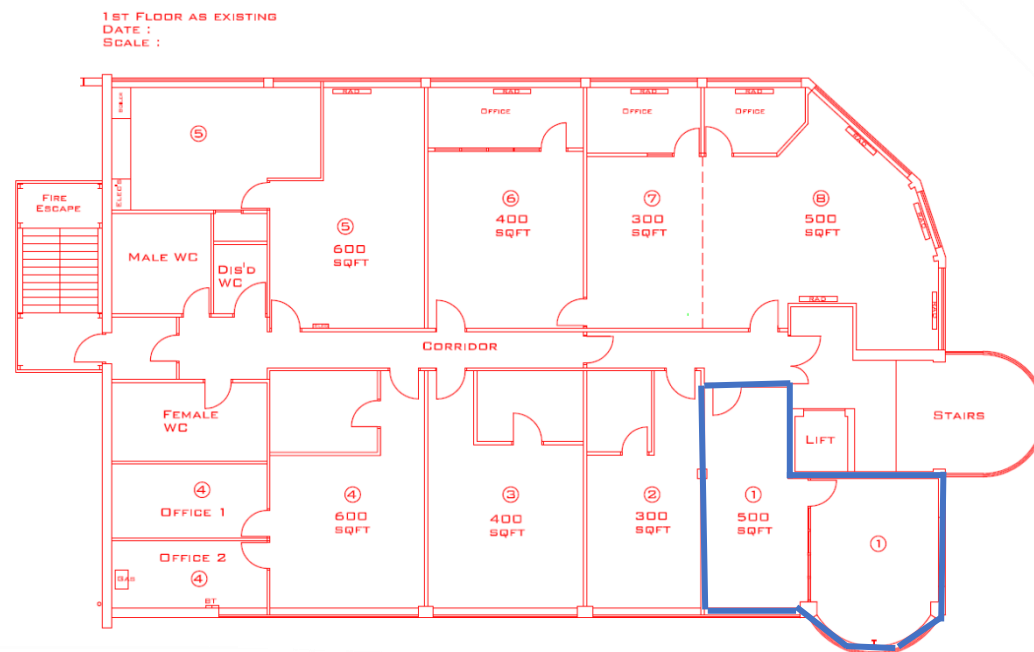
RATING ASSESSMENT

The rating assessment in the April 2026 Listing is £4,100. Some occupiers may benefit from 100% small business rates relief. We would recommend any interest parties speak with the Local Authority (Stoke-on-Trent City Council).

More information regarding the rating assessment can be made available upon request and interested parties are advised to make their own enquiries to the local authority.

PLANNING

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



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VAT

All prices and rent are quoted exclusive of VAT which may be payable.

SERVICES

All mains services 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 costs in relation to the transaction.

CONTACT

Richard Mounsey

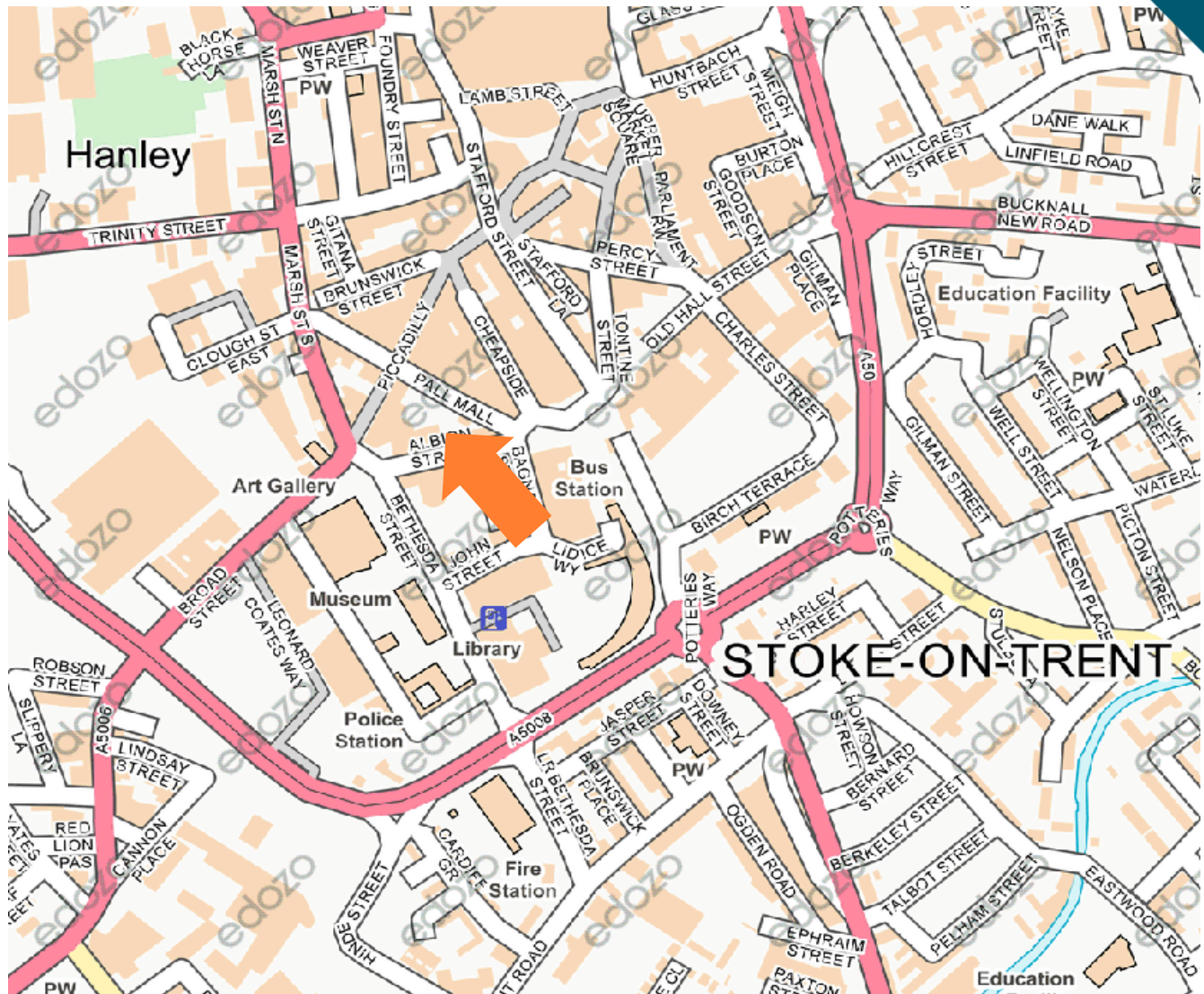
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Our services

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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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



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.