



First Floor Offices, C3 The Hub, Trentham Business Quarter  
Trentham, Stoke on Trent, ST4 8GB  
To Let: £12,750 per annum

Modern Offices with Three Parking Spaces  
IPMS 3 Office: 90.60 sq. m (975 sq. ft)

First Floor Offices, C3 The Hub  
Trentham Business Quarter  
Trentham  
Stoke on Trent  
ST4 8GB

**Description**

Modern first floor open plan office accommodation with a kitchenette, partitioned boardroom and store cupboard. The property benefit from an intercom, central heating with individual heating control, network points, CCTV and LED lighting together with a potential option to share the current 1GB line or to install a separate 1Gb FTTP line.

To the front of the building there are three allocated parking spaces and a cycle/motorbike shelter directly next to the building covered by the CCTV.

The building will be occupied jointly with the Landlord who occupy the ground floor offices.

**Accommodation**

IPMS 3 Office: 90.60 sq. m (975 sq. ft)

**Location**

Trentham Business Quarter is an office development on the highly successful 400 acre mixed use Trentham Lakes development in the south of the city adjacent to the A50(T) dual carriageway and the A500(T) dual carriageway which connects with the M6 motorway 2.4 miles distant. Stoke on Trent train station is located 1.5 miles distant and the city centre is located 2.8 miles distant. Trentham Lakes is accessible by car and is served by two bus routes linking it with Hanley, Stone, Eccleshall and Stafford.

**Utilities**

The cost of gas, electricity and water consumed in the building will be split 50:50 with the occupier of the ground floor. The cost of utilities is estimated to be £3,937 per annum.

**Energy Performance Certificate**

The property has an Energy Efficiency Rating of 'C'.

**Planning**

Office uses within Use Class E of the Town and Country Planning (Use Classes) Order 1987, as amended are understood to be acceptable.

**Rating**

Rateable Value: £10,250. Subject to individual circumstances, Small Business Rate Relief is available. Interested parties are recommended to make their own enquiries of Stoke on Trent City Council.

**Tenure**

Leasehold on terms to be agreed.

**Rent**

£12,750 per annum

**Service Charge**

A service charge will be levied to cover the cost of building insurance, waste management, upkeep and maintenance of the building and common areas and estate charges. The service charge is estimated to be £473 per annum.

**VAT**

VAT is applicable to all amounts.

**Costs**

Each party is responsible for their own costs incurred in this transaction

**Anti-Money Laundering Regulations**

The Anti Money Laundering regulations require identification checks to be undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

**Tenant Referencing**

The prospective tenant will be subject to third-party referencing for which a non-refundable fee is payable.

**Viewings**

Viewing is strictly by appointment with the Sole Agent.

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**Subject to Contract**

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