



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
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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 an option to share the ultra-high speed broadband leased line or install fibre.

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: £9,600. 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.

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639094

E: phil@hammondsurveyors.co.uk

Subject to Contract

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