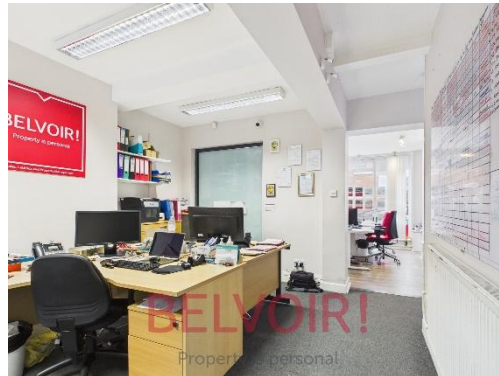




**FOR RENT – OFFICE / RETAIL UNIT**  
**8 ALBION STREET, HANLEY CITY CENTRE, ST1 1QH**  
**From £200 - 895 PCM**



**105 sqm / 1131sqf**

**Currently no rates | Commercial EPC rating: D**

- Smart street in Central Business District
- Three office rooms upstairs
- Two office rooms downstairs
- Flexible options
- Kitchen
- 2 Toilets
- Private courtyard rear garden
- Parking 3 minute walk (Brakes / Council parking)

Contact: Ramona Hirschi (owner direct)  
**ramona@hirschproperty.co.uk**

Phone  
**07960 969155**

## Description

Tired of working from home? Outgrown your kitchen table? Looking for a flexible place to run your business and keep your team together? Looking for a city centre retail unit that could suit anything from a podiatrist, salon, dress shop, mortgage brokers?

Just up from the Pottery Museum and Bethesda Chapel in the Central Business District, is the smart former Belvoir office.

Now available for rent as an office / retail unit. A two-storey Freehold office building available for rent as an entire unit OR as as individual office rooms or working desks.

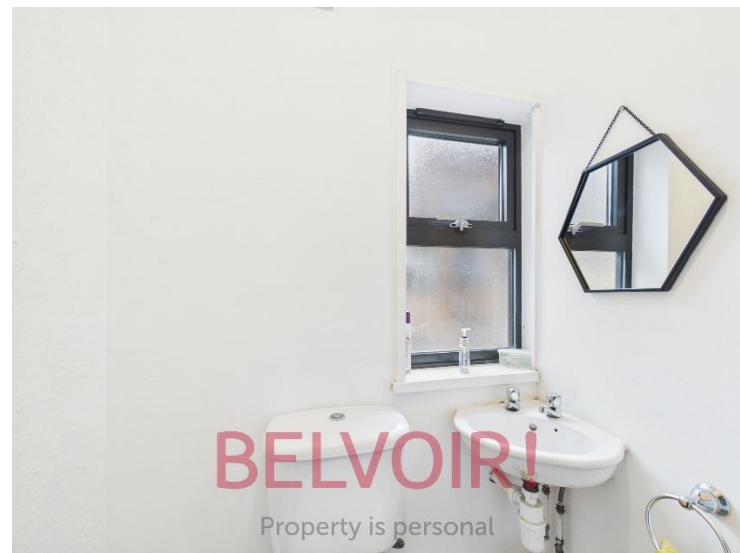
Gas Central Heating and radiators throughout. Double glazed windows mainly with wooden sash windows to top floor front elevation.

Two office spaces, kitchen and toilet downstairs, three/four office rooms and toilet upstairs.

Self contained rear courtyard garden and side access gate.

## Photographs





## OPTIONS FOR RENTAL TO SUIT YOUR NEEDS

### 1. LEASE

- Entire building £795pcm (Unfurnished, no utilities)
- Entire building £895pcm (Furnished with desks, chairs, shelves, filing cabinets, conference table & chairs, kitchen table & chairs, fridge, microwave, no utilities)

### 2. SERVICED OFFICES

On flexible monthly contracts, with broadband, utilities, use of address as registered office, use of communal facilities like A3 printer, franking machine for post, kitchen with fair usage of tea and coffee supplies included, toilets, garden, waste collection

- Large room split into two offices to top floor front £450pcm
  - Medium office with skylight to top floor £375pcm
- Small storage / filing room £200pcm (lockable filing cabinets & key cupboard can be provided, but access may be required for toilet)
  - Downstairs rent a desk (5 available) - £150pm

#### PROPERTY DETAILS:

**DOWNSTAIRS – FRONT OFFICE** 3.95m x 4.57m (12'11" x 14'11")

With large shop front window and wood laminate flooring.

**MIDDLE OFFICE** 4.82 x 4.69m (15'9" x 15'4")

With carpet flooring and window to rear garden.

**KITCHEN** 3.62 x 2.50m (11'10" x 8'2")

Fitted with a range of modern base and wall units and vinyl flooring. Space for freestanding fridge freezer. Housing the modern combi boiler. Rear door for access to garden.

## FULL DETAILS

### **UNDERSTAIRS STORAGE CUPBOARD** 0.87 x 0.93m (2'10" x 3'0")

Toilet and sink, vinyl flooring, window to rear garden.

### **DOWNSTAIRS WC** 0.86 x 1.29m (2'9" x 4'2")

Toilet and sink, vinyl flooring, window to rear garden.

### **STAIRS & LANDING** 4.85 x 1.83 (15'10" x 5'11")

A skylight letting in floods of light, this space is painted white with dark grey carpet flooring.

### **UPSTAIRS: FRONT OFFICES** 3.92 x 2.28m (12'10" x 7'5") & 3.92 x 3.30m (12'10" x 10'9")

A large office partitioned into two to create a separate "Manager's Office" and a private conference room / meeting space.

### **MIDDLE OFFICE** 4.86 x 3.75m (15'11" x 12'3")

With Velux window skylight and views of the garden, this light and airy room is painted neutral magnolia and with fitted dark grey carpet.

### **BACK OFFICE** 2.13 x 2.68m (7'0" x 8'9")

Used as a storage and filing room.

### **UPSTAIRS WC** 1.16 x 1.48m (3'9" x 4'10")

Toilet and sink, vinyl flooring, window to rear garden.

## **EXTERIOR**

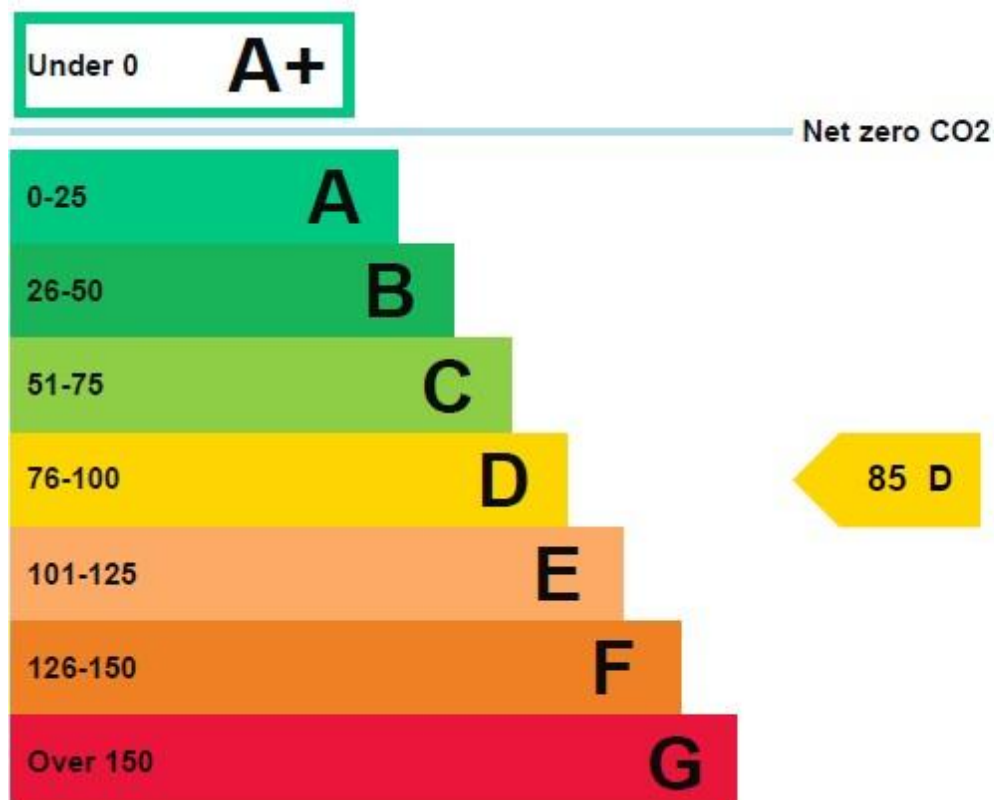
The rear has a fully enclosed garden with low maintenance gravel and astroturf. Seating area for staff. Side alley way to bring wheelie bins to the front.

## PARKING

The street is Pay and Display with parking bays in front of the office. Alternatively, the closest cheap parking is a 3 minute walk away at Brakes parking for £3.50 per day.

TO VIEW, PLEASE CONTACT THE OWNER DIRECTLY. RAMONA HIRSCHI – 07960 969155 / RAMONA@HIRSCHIPROPERTY.CO.UK

Disclaimer – We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective tenants only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Floorplan



# Map

