

RORY MACK

ASSOCIATES

TO LET:

From £150 PP PCM

Trent House

Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST4 2LW



- **Various workstations available with all-inclusive rents**
- **Recently refurbished to fantastic specification ready for immediate occupation**
- **Units available for workstations for 1 person up to 200 people**
- **Onsite parking available**
- **Onsite gym available to tenants**
- **Flexible terms available**

COMMERCIAL ESTATE AGENCY
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PROPERTY MANAGEMENT

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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

Modern newly refurbished office building providing contemporary flexible office space, co-working, meeting rooms and virtual office services located in a prominent position close to the centre of Stoke. Our offices are located over 2 floors with access to the annexe via a glass walkway. All offices have individually controlled air conditioning, and all clients have 24hr access to their individual offices. Our modern welcoming reception and team provide a fantastic first impression for clients and create an excellent environment in which to do business. The offices are perfectly located for commuters, with close proximity to Hanley centre, Stoke train station and with easy access to the M6, A500 and A50. Our building has ample free secure car parking on site for clients and their visitors. With our unique, community-focused approach, our clients benefit from a professional, friendly working environment including an on-site gym, chill-out zones. The layout of the building is designed to incorporate functional and fun communal break out space, where you can meet to have a coffee from our Grab 'n' Go snack area. Our buildings feature high-spec serviced facilities, and we also provide virtual offices, meeting rooms and conference suites. There is an onsite support team dedicated to dealing with all client requirements. The new system infrastructure and VoIP telephone system is continually updated to be able to cater to all client requirements.

LOCATION

The site is situated on the A50 Victoria Road a main arterial route approximately 1 mile south of Hanley Town Centre the main Central Business District for Stoke -on -Trent. The A50 links to the A500 which provides access to the Motorway network via junctions 15 & 16 of the M6. The offices situated within a 5 minute journey of Stoke on Trent train station and Staffordshire University.

ACCOMMODATION

The first-floor main wing holds up to 200 workstations. Please enquire for further information.

SERVICES (included in the rent)

- Rent, Rates and Service charge
- Buildings Insurance
- Heating, lighting, utilities
- Office configuration including IT and telecoms set up for a seamless move in
- Individually controlled air-conditioning in each suite
- Furnished office space
- Onsite support team and facilities management
- Fully equipped gym – including showers
- Reception services and welcoming reception area
- Secretarial Support service available
- Incoming mail handling
- Access to meeting rooms for hire
- Grab & Go – catering facility
- Daily cleaning (communal areas and office space)
- Use of common areas (breakout area and kitchens)
- 24/7 Secure Access
- Car-parking
- Security – 24 hours a day 7 days a week, CCTV, security system
- Telephone system – including option for call answering
- Internet – various packages available (starting from £25 + VAT pcm)

RATABLE VALUE

As the offices are service the rental includes business rates.

VAT

VAT will be charged on all rental outgoings.

TENURE

Terms are flexible and by negotiation.

C02192/260221

RORY MACK

ASSOCIATES



Strictly by appointment through agents:

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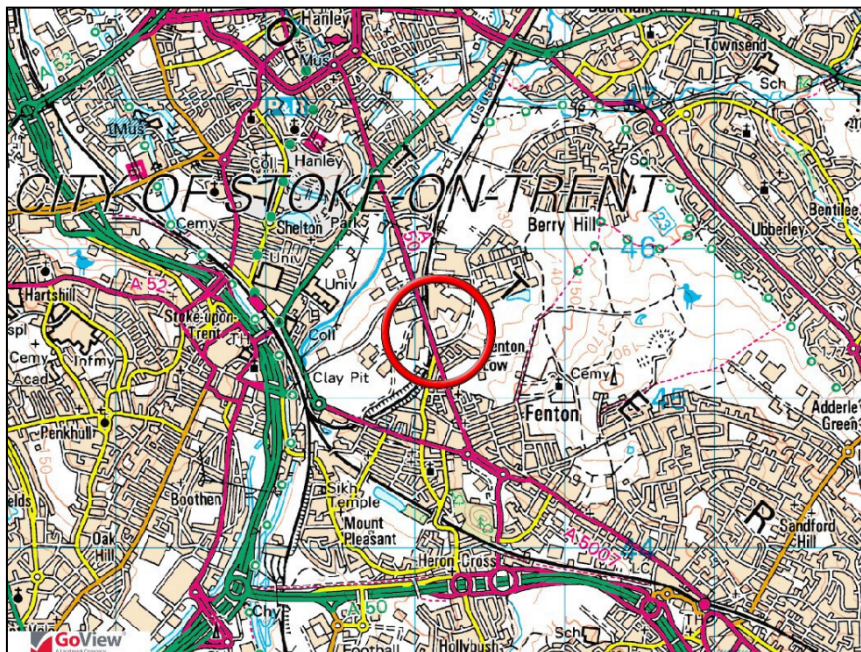
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STREET MAP



TOWN MAP



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