

RORY MACK

ASSOCIATES

TO LET:

£25,000 PAX

140 Broad Street (2<sup>nd</sup> Floor)

Hanley, Stoke-on-Trent  
Staffordshire, ST1 4HP



- Prestigious 2<sup>nd</sup> floor office suite in landmark building
- Lift served and arranged in open plan GIA: 2,488 sq ft
- Air conditioned and with perimeter network cabling points
- Very accessible location close to Smithfield Business Centre
- EPC: 27 (Band B)

COMMERCIAL ESTATE AGENCY  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
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Newcastle-under-Lyme,  
Staffordshire ST5 1BT

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

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### GENERAL DESCRIPTION

The premises comprises the top floor of a landmark purpose built office premises constructed in 2016, which is arranged in open plan and includes its own private kitchen. The suite is accessed via a very smart and shared reception area with access to the lift and stairs leading to the second floor. The suite is very well presented throughout, carpeted and ready for immediate occupation offering high quality office accommodation with excellent access and road connections.

One onsite car parking space will be included in the rent and whilst there is plenty of free roadside parking close to the premises, additional spaces in a nearby private car park can also be made available at a cost of £450 + VAT pa.

### LOCATION

The property is prominently located on Broad Street in an area that is currently undergoing a significant amount of regeneration. The Smithfield Business Centre is within 500 yards and a new multistorey car park is within 200 yards. The city centre and bus station is within a five minute walk and Stoke Railway Station is 1.3 miles.

### ACCOMMODATION

#### Ground floor

Shared entrance/reception area with key fob entry and intercom system into the building.

#### Second floor

Office with integral kitchen 2,488 sq ft

There are shared male, female and disabled toilets throughout the building.

A separate meeting room with kitchenette can also be made available, on an adhoc basis and subject to availability, if required for private meetings/training sessions.

### SERVICES

Mains electric, water and drainage connected. Ceiling mounted air conditioning units provide heating and cooling. Perimeter trunking containing power and computer networking points is installed with networking points terminating into central server point. No services have been tested by the agents.

### VAT

The rent is not subject to VAT.

### BUSINESS RATES

Rateable Value: £21,000

Rates Payable: £10,479 pa (22/23)

### TENURE

The suite is available by way of an internal repairing and insuring lease for a term to be agreed and with each party bearing their own legal costs. A service charge currently standing at £9,350 pa will be levied to cover the costs associated with running and maintaining the building, which includes the cost of electricity serving the second floor suite.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

Rory Mack Associates

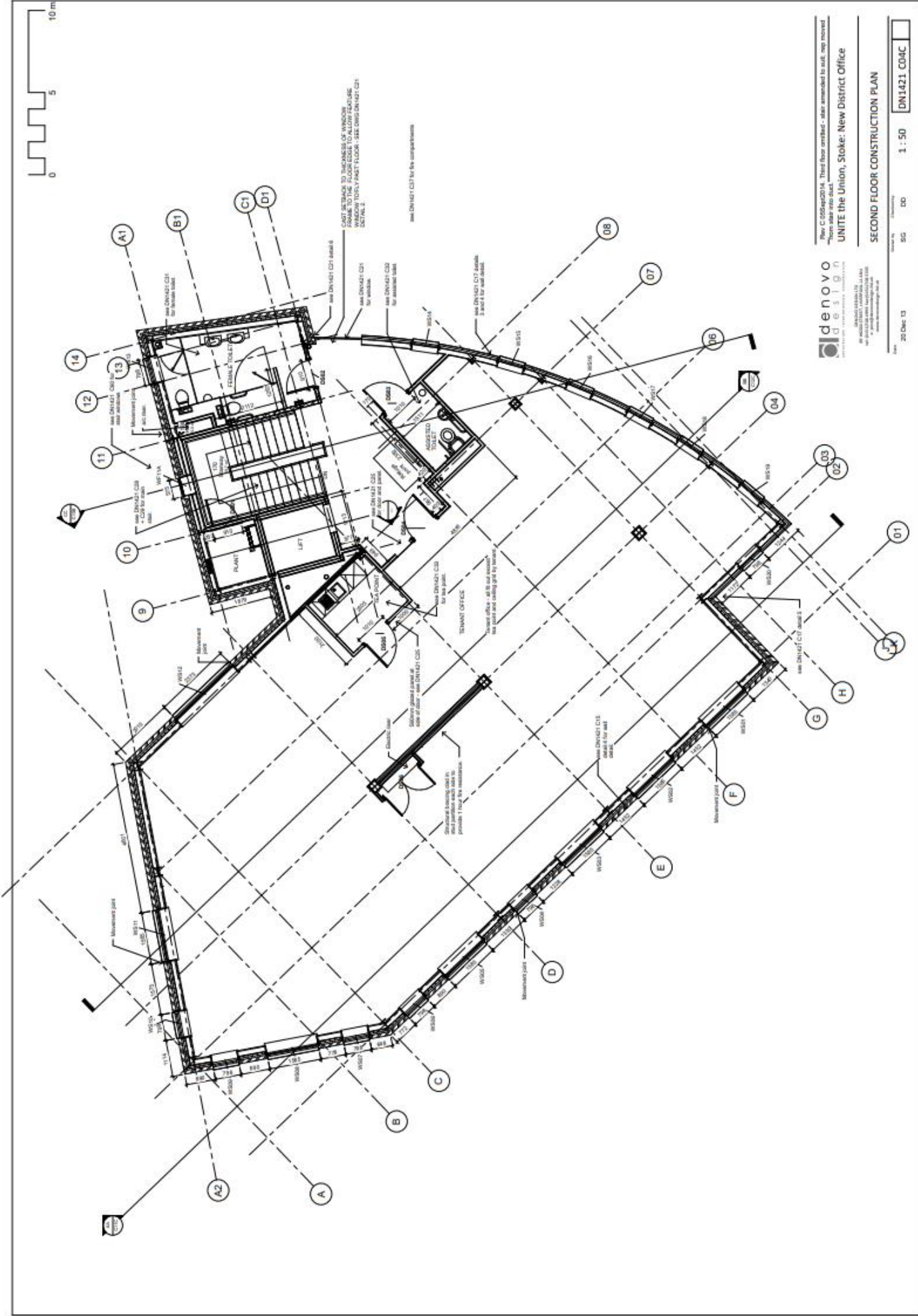
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Rev: C 05/04/2014 - Third floor architect - after amended to suit - see marked  
 UNITE the Union, Stoke - New District Office  
 SECOND FLOOR CONSTRUCTION PLAN  
 Date: 20 Dec 13  
 Scale: 1:50  
 Drawing No: DN1421\_C04C

**denovo**  
 design  
 ARCHITECTURE INTERIORS LANDSCAPE  
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



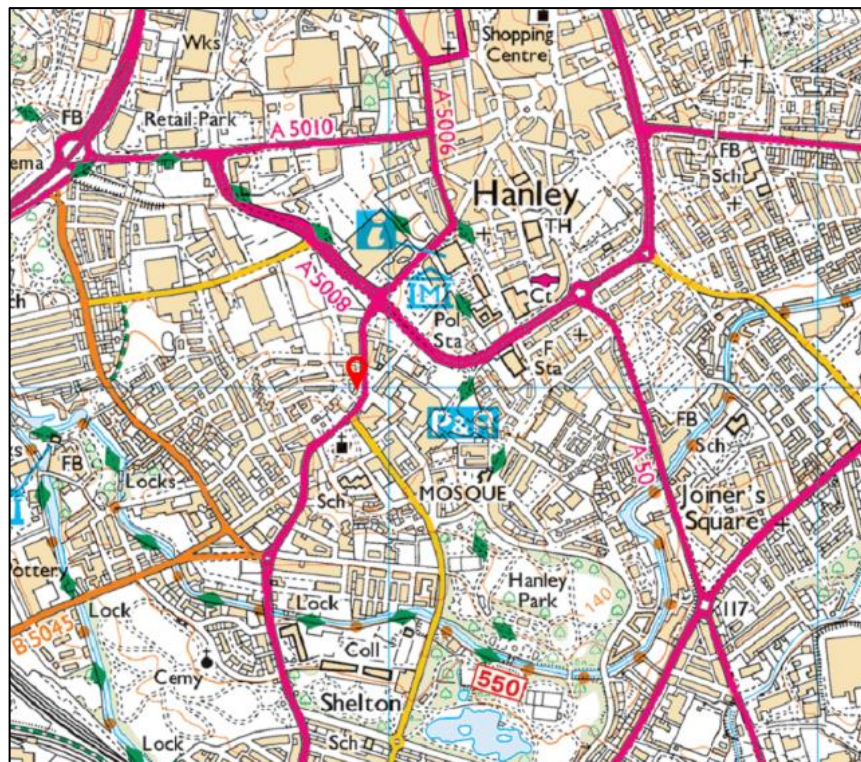
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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