



RECENTLY REFURBISHED



Federation House, Station Rd, Stoke-On-Trent, ST4 2SA
Multi-Let Office and Leisure property situated opposite Stoke-on-Trent railway station.

Tenure	To Let
Available Size	200 sq ft / 18.58 sq m
Rent	£366 per month Starting from
Service Charge	£5 per sq ft
EPC Rating	Upon Enquiry

Key Points

- > Brick built with double glazed windows.
- > Goods lift

Description

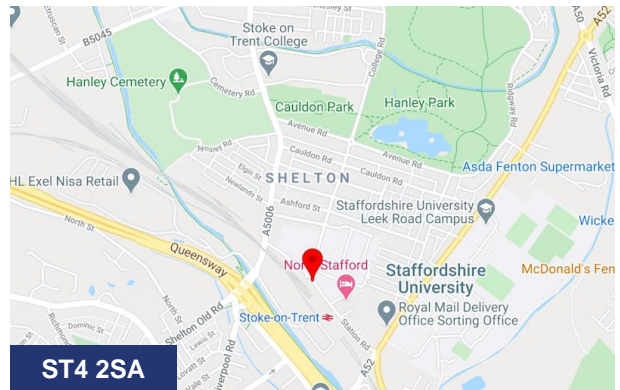
Federation House is an imposing art deco property and comprises four storeys totalling 21,215 sqft. The property is accessed via an impressive entrance off station road which leads through to a recently refurbished foyer, central stairwell and lift. The building provides a total 21,215 sqft with 13,750 sqft of office accommodation arranged over the ground, first and second floors with 7,465 sqft of restaurant and dining space arranged over the third and fourth floors.

Location

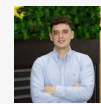
The property occupies a prominent position in the heart of Stoke-on-Trent and enjoys direct frontage onto station road. The building is situated opposite Stoke-on-Trent railway station, a bus stop and taxi rank. Stoke-on-Trent has excellent transport links with rapid access to the M6 motorway. Situated opposite the railway station the building has great train access to multiple locations across the country including Manchester, Birmingham and also to London Euston with a journey time of 1 hour 30 minutes.

Accommodation

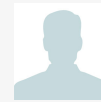
Floor/Unit	Building Type	sq ft	Rent	Service Charge
Ground	Office	200	£366 per month	£35 /month



Viewing & Further Information



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