

TO LET

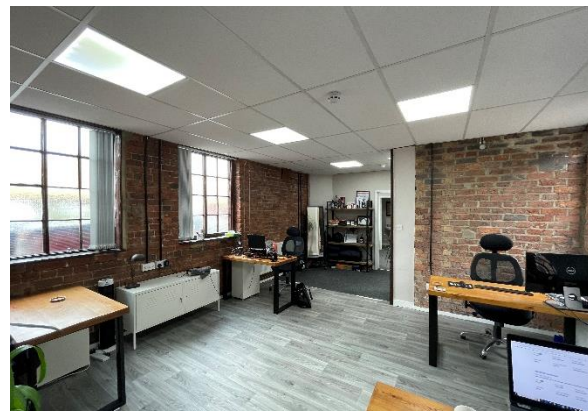
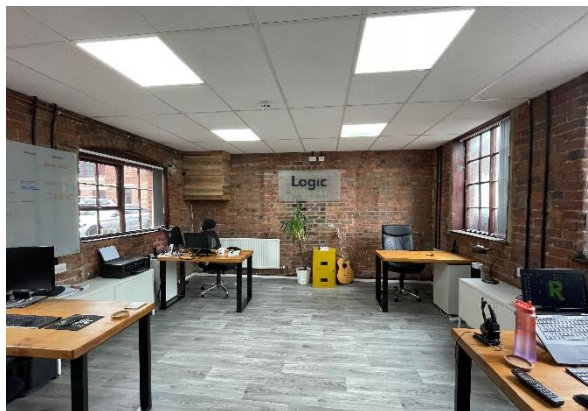
GROUND FLOOR OFFICE PREMISES

SUITE 8 CARLTON HOUSE, REGISTRY STREET, STOKE-ON-TRENT, ST4 1JP



OFFICE PREMISES

SUITE 8 CARLTON HOUSE, REGISTRY STREET,
STOKE-ON-TRENT, ST4 1JP



LOCATION

Carlton House is located in Stoke town centre, registry Street is accessed from Copeland Street. The locality is near to:

- A500 'D' road, A50 & M6 J15
- Stoke-on-Trent Railway Station
- Staffordshire University
- Stoke town centre
- Public car parks
- Stoke-on-Trent City Council offices
- Canal side walkways
- The forthcoming Goods Yard development

DESCRIPTION - [360 Tour Link](#)

The office suite is located on Registry Street, through the underpass leading into the courtyard. There are 3 tandem spaces in front of the premises and 1 additional space located on the car park on the car park located on the corner of Copeland Street & Elenora Street. Additional parking may be available on a monthly fee.

The office suite consists of an open plan office, kitchen/break out area, WC and two private offices. Well presented throughout and benefits including:

- Exposed brick finish with laminate flooring
- Suspended ceiling with LED lighting
- Central heating with its own gas boiler
- Excellent natural lighting
- 4 allocated parking spaces
- The premises will be unfurnished

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ACCOMMODATION	SQ M	SQ FT
Main office & entrance	32.38	349
Kitchen / break out area	14.73	159
Private office	11.46	123
Rear office	14.61	157
NIA	73.18	788

TENURE

Available from 1st August 2023 on a new Lease for a term to be agreed. The lease will include a service charge which is payable at 5% of the passing rent, a fee will be payable for Wi-Fi and building insurance will be recharged annually in advance.

RENT

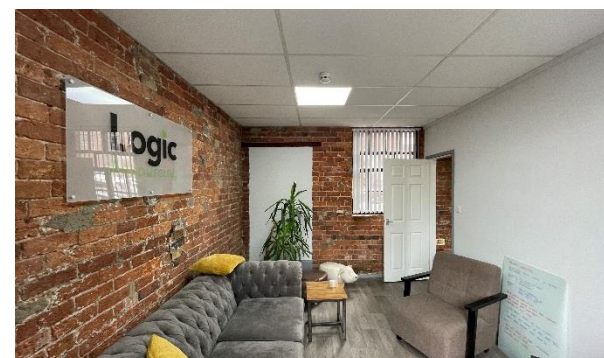
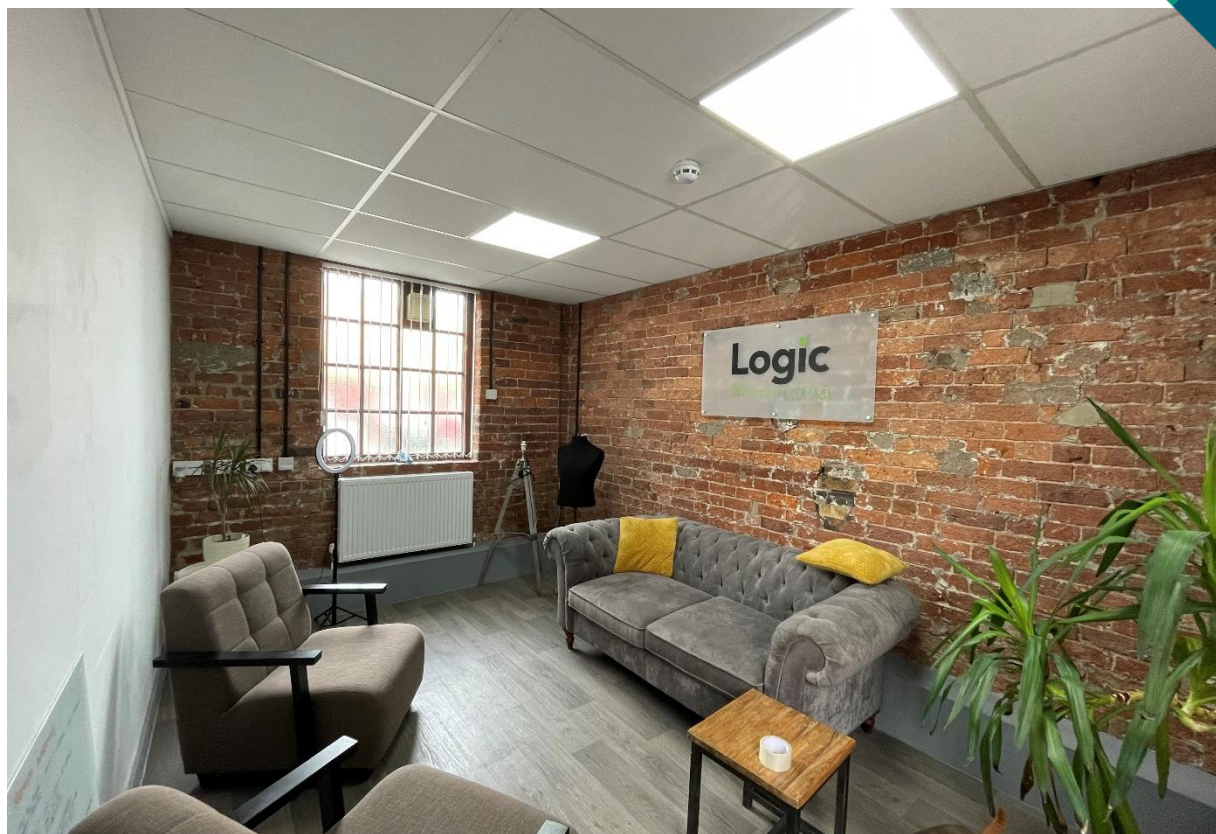
£9,500 per annum.

RATING ASSESSMENT

The Rateable Value in the 2023 Listing is £4,200. Interested parties may qualify for 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

SERVICES

The premises benefit from its own electric supply. The premises has its own boiler but gas is recharged from a Landlord meter. Water is included within the service charge. All services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations.



Contact Caine Savage: caine@mounseysurveyors.co.uk

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mounseysurveyors.co.uk

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PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

LEGAL COSTS

The Landlord has a standard agreement therefore each party is responsible for any of their own legal and professional costs in relation to the transaction.

EPC

D-80.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

CONTACT

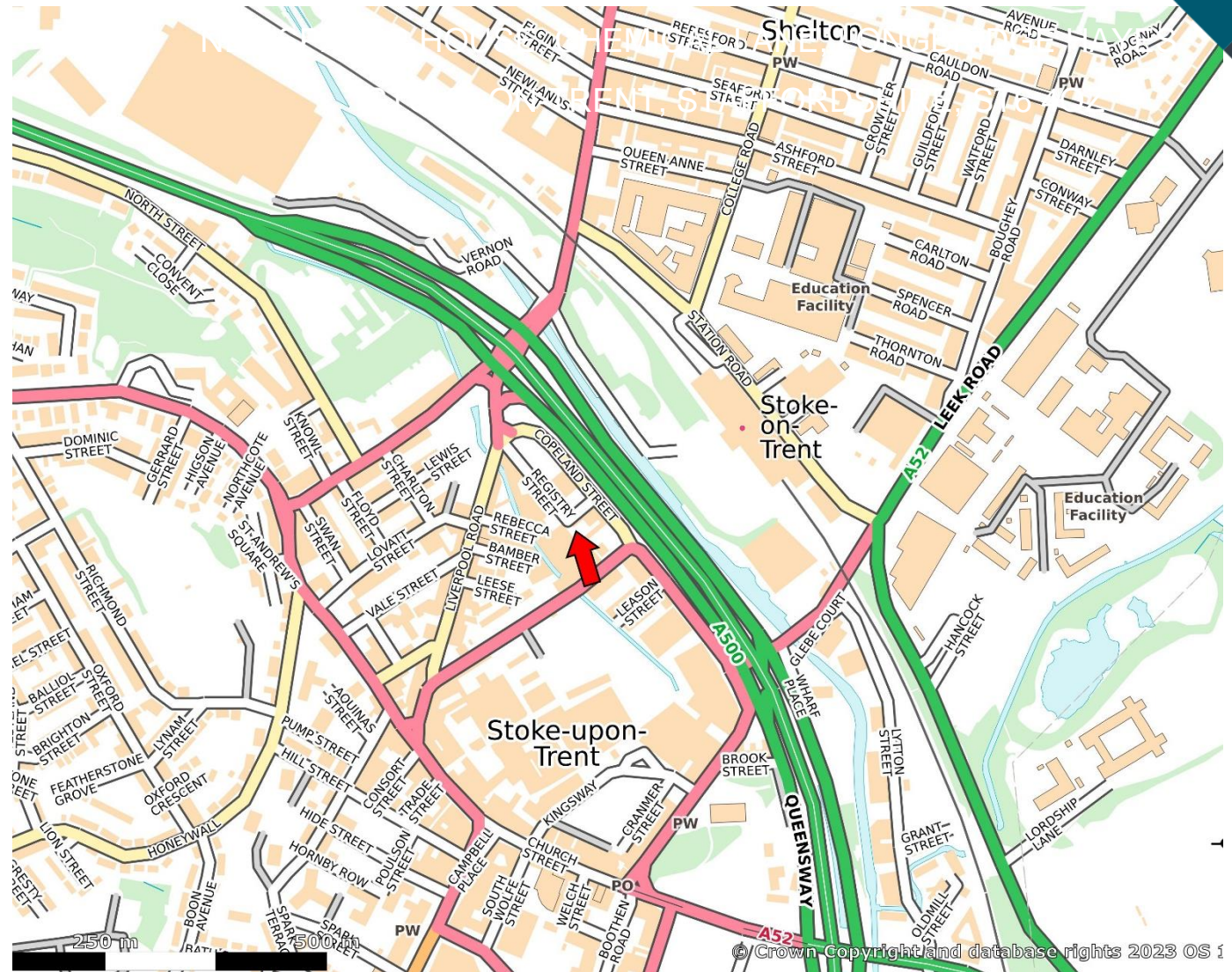
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Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



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Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.