

# TO LET

## OFFICES AND COMPOUND

PARSONAGE STREET, TUNSTALL, STOKE-ON-TRENT, ST6 5HL



Contact Rob Stevenson [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

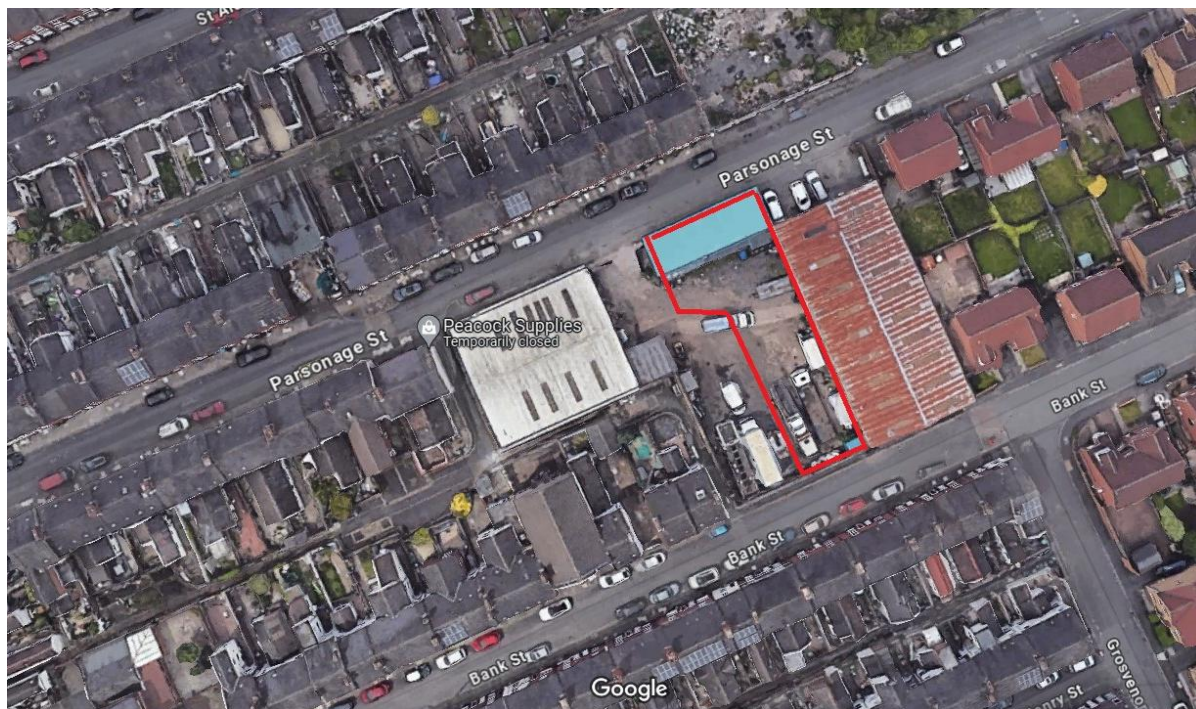
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## LOCATION

The subject property is situated on Parsonage Street, accessed from High Street or Summerbank Road, approximately half mile from Reginald Mitchell Way and two miles from the A500 'D' road.

## DESCRIPTION

The premise is a rectangular single storey office building consisting of four offices, kitchen, WC and shower. The offices have suspended ceilings with CAT 5 lighting insets, laminate flooring to the main office and the other offices require a carpet or laminate finish.

Opposite is a yard area extending to approximately 4,800 sqft suitable for storage.

The premise will have shared access via the yard gate with the adjacent Unit 31a which is also available.

*Vehicle repair/maintenance uses will be considered, subject to terms.*



ACCOMMODATION	SQ M	SQ FT
Single storey offices	96.85	1,042
Yard	445.94	4,800

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## TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will include for a service charge in connection with any shared services.

## RENT

£12,000 per annum.

## EPC

E-110

## RATING ASSESSMENT

The rateable value is to be reassessed. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

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

## VAT

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

## SERVICES

The premises has electric and water. Gas is not connected. Services have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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## LEGAL COSTS

The ingoing Tenant is responsible for the Landlords reasonable legal costs for the preparation of the Lease.

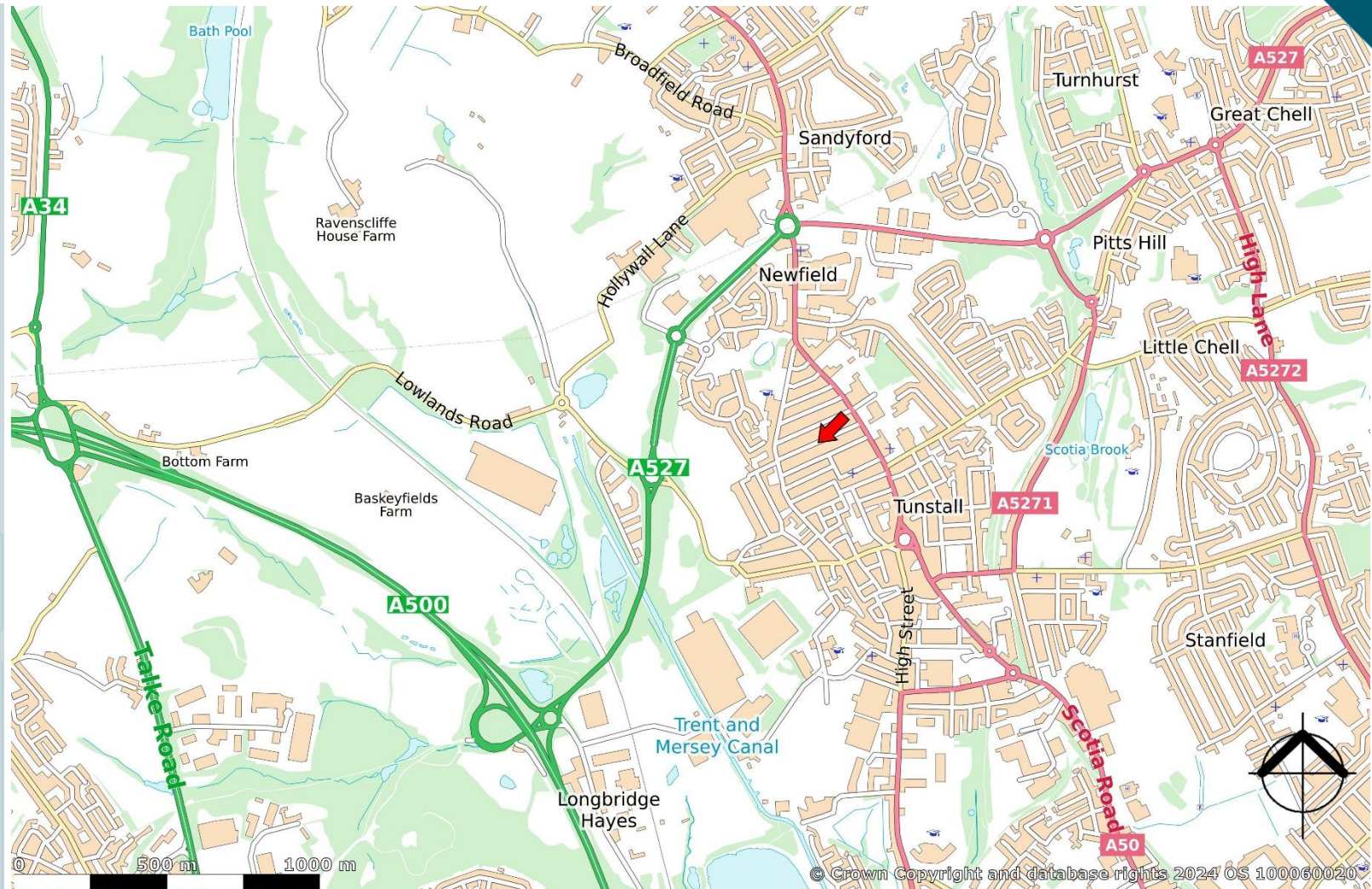
## CONTACT

**Rob Stevenson**

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**Mounsey Chartered Surveyors,**  
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# Our services

**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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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

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



## Lease Renewal and Rent Review

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.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## 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.