

TO LET

SERVICED OFFICE SUITES

GENESIS CENTRE, INNOVATION WAY, STOKE-ON-TRENT, ST6 4BF



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LOCATION

Genesis Centre is located off Innovation Way, an established commercial location approximately 3.7 miles distant from Hanley City Centre.

The property is 1 mile distant from the A500 dual carriageway which links to the surrounding local and regional road network, including Junction 15 of the M6 Motorway which is approximately 5.3 miles distant. Stoke-on-Trent Railway Station is approximately 5.2 miles distant.

DESCRIPTION - [VIRTUAL TOUR](#)

The property comprises a number of furnished office suites in various sizes arranged over ground, first and second floor within an impressive headquarter style office building.

The suites are accessed off a light and open shared reception area via a secure fob entry system and each suite briefly benefits from the following features:

- Superfast broadband up to 75 Mb
- Managed reception and visitors welcome
- Open plan accommodation
- Fully equipped & air conditioned meeting and conference facilities.
- Diffused light fittings within a suspended ceiling grid
- Modern kitchen/break out area
- Male, female and disabled WCs
- On site car parking
- 24 Hour CCTV and access

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ACCOMMODATION

Suites are available to accommodate 2 – 13 people. Please enquire into availability.

TENURE

The suites are available by way of a licence on terms to be agreed.

RENT

POA. Rent is inclusive of service charge, building insurance, standard phone and broadband package and furniture.

The service charge is levied to cover the upkeep, maintenance and management of the common and external parts of the building. Further information is available upon request.

RATING ASSESSMENT

Parties are advised to make their enquiries to the Local Rating Authority (Stoke-on-Trent City Council). Occupiers may qualify for small business rates relief.

VAT

All prices and rent are quoted exclusive of VAT which will be applicable.

SERVICES

All mains services are believed to be connected to the property but 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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PLANNING

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

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs in relation to any transaction.

CONTACT

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Mounsey Chartered Surveyors,
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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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