



TO LET **OFFICE PREMISES**

**41 MARKET STREET
LONGTON
STOKE ON TRENT
ST3 1BN**



1,490 – 2,981 sq.ft (138 - 276 sq.m)
(IPMS 3 Area)

- **Flexible Lease Terms available**
- **Town centre location**
- **Passenger lift**



Location

The property is accessed from Sutherland Road in Longton Town Centre. The first and second floor office space is located above TSB Bank on Market Street.

Market Street provides access to Longtons main shopping precinct and the A50 dual carriageway. The A50 links to the M6 Motorway (Junction 16 approx. 4 miles) and A500 (D Road), providing access to the remainder of Stoke on Trent and Newcastle under Lyme.

Description

The property comprises a three storey office building of concrete construction with separate access from Sutherland Road.

Internally, both floors benefit from the passenger lift, have a mixture of open plan and partitioned areas, suspended ceilings, central heating, air conditioning, toilets and kitchen facilities.

The first floor has previously been used as a storage area with racking still in place, while the second floor benefits from carpets and partitioned areas.

There is also car parking to the rear of the premises.

Accommodation

	Sq.ft	Sq.m
1 st Floor	1,490	138
2 nd Floor	1,490	138
Total NIA	2,981	276

Available as a whole or floor by floor.

Rent

Per floor - £7,500 per annum exclusive

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rating Assessment

Interested parties are to make their own enquiries with the local authority. Stoke on Trent City Council 01782 234234.

EPC

EPC Rating – D (87)



Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

Service Charge

A service charge may be levied to cover the maintenance of the common areas of the development. Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the transaction.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY

Contact: Becky Thomas / Andrew Groves

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Ref: ST / March 2018

Subject to Contract

