

RORY MACK

ASSOCIATES

TO LET:

Offers Invited

MIC House

40 Trinity Street, Hanley
Stoke on Trent, ST1 5LL



- A self-contained office suite with D1 consent extending to 14,387 Sq. ft. (1,337m²) NIA
- Arranged over 2nd, 3rd and 4th floor with private ground floor entrance foyer
- Located in Quarterly Quarter near to public parking and within 5 minute walk from Smithfield Business Centre
- Ideal for Hotel conversion (C1) subject to planning
- City Centre location and lift served

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GENERAL DESCRIPTION

The property comprises a self-contained suite of offices formerly used as a college arranged over 2nd, 3rd and 4th floors and accessed via its own reception/foyer area off Trinity Street. The property is constructed of a reinforced concrete frame with suspended concrete floors, glazed elevations to all but the rear elevation under a concrete flat roof. Below the office space is a 'Walkabout' bar/restaurant with the public areas arranged only on ground floor together with ancillary accommodation on the first floor.

Externally and to the rear is a service yard with vehicular access of Lower Foundry Street which provides loading and bin store facilities and a limited amount of onsite parking. The accommodation is self-contained and independently accessed and offers potential to be used for a multitude of uses.

LOCATION

The property is prominently located in the city centre, having frontage to Trinity Street and Lower Foundry Street, in an area given over to a mixture of retail, office and leisure uses. There is a large Pay and Display car park next door and a number of public car parks within easy walking distance.

Due to a recent and significant level of both public and private investment, Hanley City Centre is experiencing a marked upturn in business and leisure activity. The recent development of 'Smithfield', a mixed use office, leisure and residential development has created over 200,000 Sq. ft. of Grade A offices. The recent extension to the Potteries Shopping Centre has provided a significant boost to the leisure offering of the city and midlands a multi-screen Cineworld complex together with a range of national restaurant operators.

ACCOMMODATION

Ground Floor: 542 Sq. ft.
2nd Floor: 4,615 Sq. ft.
3rd Floor: 4,615 Sq. ft.
4th Floor: 4,615 Sq. ft.

Total GIA: 14,387 Sq. ft. 1,337 m²

Floor areas are net of stairwells, the lift and landing areas. There are a range of different sized rooms on each floor formed out of non-structural partitions which can be removed.

RENT

Offers to lease the premises are invited. Incentives to off-set refurbishment costs etc. will also be considered.

SERVICES

All mains services are connected. Please note that no services have been tested by the agents.

VAT

The rent will be subject to VAT

BUSINESS RATES

Rateable Value: £39,250
Rates Payable: £18,290.50 pa (17/18)



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LOCAL AUTHORITY

Stoke on Trent City Council

Tel: 01782 234234

EPC

TBC

PLANNING

Most recently the property was occupied by Stoke on Trent College and as such has a D1 'Non-residential Institution' Use Class Order. However the property would also suit a range of alternative uses (STP) to include:-

B1 (Office)

C1 (Hotel)

C2 (Residential Institution)

TENURE

Available by way of a new Full Repairing and Insuring lease (by way of service charge) for a term of years to be negotiated and with each party being responsible for their own professional fees.

C02012/28112017

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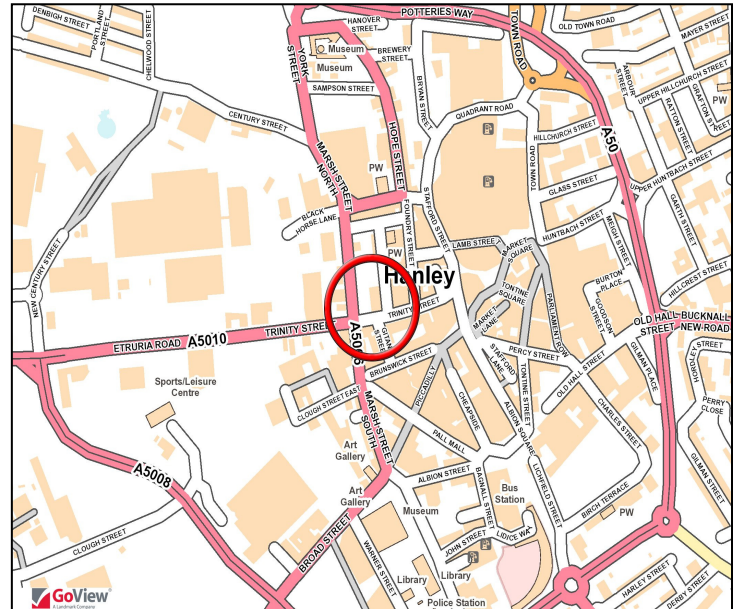
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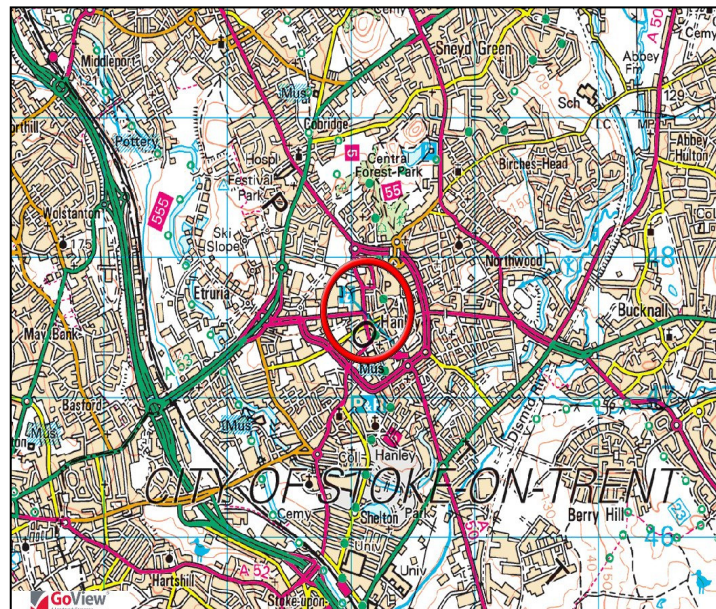
ORDNANCE MAPS



TOWN MAPS



STREET MAPS



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