

RORY MACK

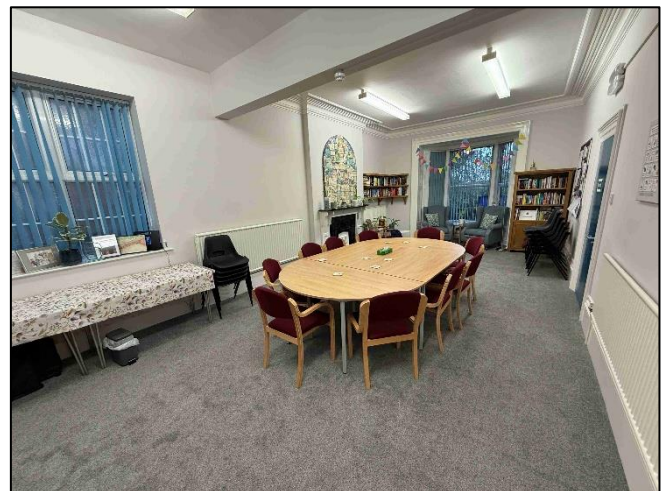
ASSOCIATES



**PARKFIELD HOUSE, 64 PRINCES
ROAD, HARTSHILL, STOKE ON
TRENT, STAFFORDSHIRE, ST4 7JL**

**TO LET
£35,000 PA**

- Detached office premises extending to 2,580 sq ft
- Private, walled carpark for up to 15 vehicles
- Beautiful building packed with character and original features
- Excellent road links to A500, A34 and M6
- EPC: Band C (74)



PARKFIELD HOUSE
64 PRINCES ROAD, HARTSHILL
STOKE ON TRENT, ST4 7JL

GENERAL DESCRIPTION

A beautiful, detached office premises located on a treelined street in a quiet part of Hartshill equidistant between Stoke and Newcastle-under-Lyme. Built in 1880 the property is full of charm and original features and is of solid brick construction with tiled pitched and mono pitched roof coverings. The building was extended in the early 2000's and has a net internal area of 2,580 sq ft with 15 parking spaces on its own private and secure carpark. The property briefly comprises an entrance vestibule, open plan office/reception, large meeting room/boardroom, two offices, kitchen and male and female toilets on the ground floor. On the first floor are seven further offices and staircase to the attic which can be used for document storage. The property benefits from gas central heating and UPVC double glazed windows.

LOCATION

The property is located on Princes Road around 100m off Hartshill Road (A52) and with easy access to Stoke on Trent and Newcastle-under-Lyme town centres.

SERVICES

Mains water, drainage, gas and electricity are connected. Central heating powered by mains gas. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease.



BUSINESS RATES

Rateable Value: £20,250
Rates Payable: £8,748 pa (26/27)

ACCOMMODATION

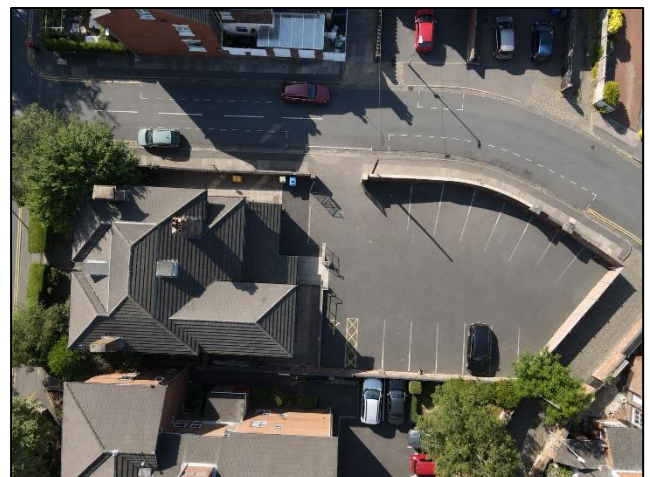
Ground floor:
Reception/office: 492 sq ft
Meeting room: 414 sq ft
Resource room: 204 sq ft
Meeting room: 161 sq ft
Kitchen: 110 sq ft
Male and female WC: --
NIA: 1,381 sq ft

First floor:
Office: 182 sq ft
Directors office: 108 sq ft
Office: 124 sq ft
Office: 243 sq ft
Office: 189 sq ft
Office: 181 sq ft
Office: 88 sq ft
Store: 52 sq ft
Store: 32 sq ft
NIA: 1,199 sq ft

Total NIA: 2,580 sq ft

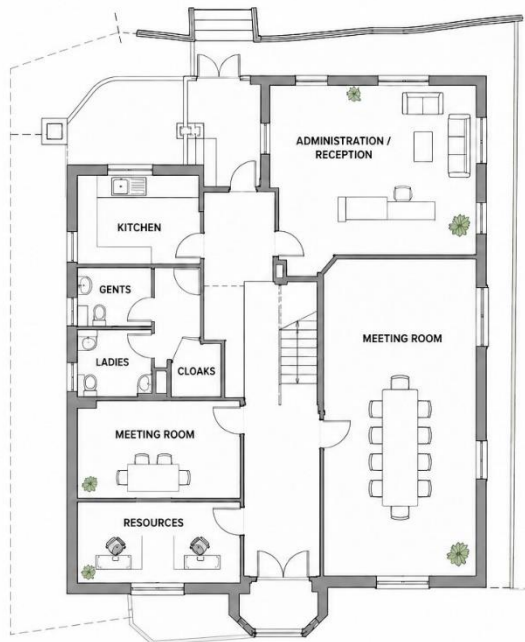
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

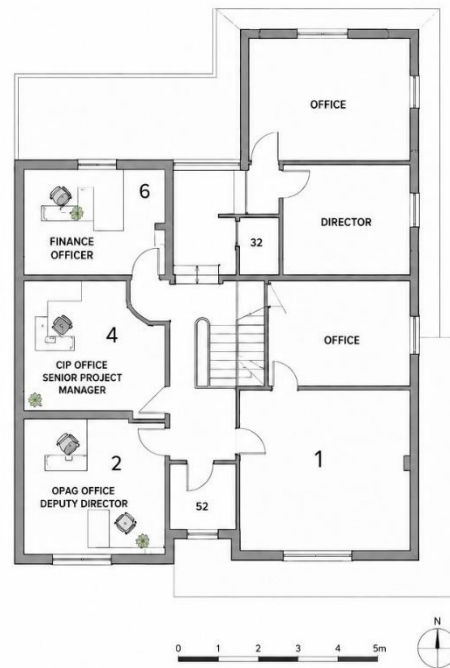


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GROUND FLOOR PLAN



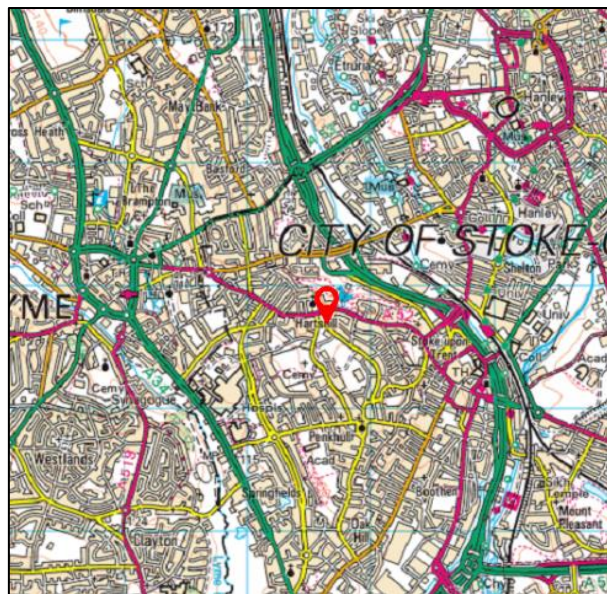
FIRST FLOOR PLAN



PARKFIELD HOUSE

64 PRINCES ROAD, HARTSHILL

STOKE ON TRENT, ST4 7JL



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements