

TO LET

OFFICE SUITES

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



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OFFICE SUITES



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 property is managed by an "on site" company ensuring a high level of security and efficiency when dealing with any issues.

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:

- Open plan accommodation
- Diffused light fittings within a suspended ceiling grid
- Air conditioning (not tested)
- Modern kitchen/break out area
- Boardroom facilities
- Male, female and disabled WCs
- On site car parking
- 24 Hour CCTV and access

TENURE

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

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ACCOMMODATION

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

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.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

PLANNING

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

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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VAT

All prices and rent are quoted exclusive of VAT which may be payable.

CONTACT

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