



TO LET **OFFICES**

**ALBION HOUSE,
ETRURIA OFFICE VILLAGE,
FORGE LANE, FESTIVAL PARK,
STOKE ON TRENT
ST1 5RQ**



1,790 to 4,002 sq. ft. (166 - 371 sq. m)
Approx. Net Internal Area

- * Modern two storey office building
- * Business Park Location
- * Allocated car parking spaces



LOCATION:

Albion House is situated on the well-known business park of Festival Park within Stoke-on-Trent. Albion House forms part of the Etruria Office Village and is accessed directly off Forge Lane.

Forge Lane gives access to the A500 D Road providing links to the wider Stoke on Trent and Newcastle under Lyme areas along with the M6 and A50 junctions to the North and South.

DESCRIPTION:

Albion House is an early 2000s built, multi occupied, office building.

General specification includes;

- Open plan and partitioned accommodation
- Suspended ceilings incorporating recessed fluorescent strip lighting
- Perimeter trunking
- Passenger lift at either of the two entrances
- Communal WCs on each floor
- Allocated parking spaces

ACCOMMODATION:

Area	Sq ft	Sq m
Ground Floor		
Suite 4	3116	289.47
First Floor		
Suite 3	1790	166.29
Suite 5	2212	205.49

Appox. Net internal areas.

Suites 3 & 5 can be combined to provide 4,002 sq ft (371 sq m)

TENURE:

Each suite is available on new full repairing and insuring lease on terms to be agreed.

RENT:

On application

RATES:

Further information available from the agents.



SERVICE CHARGE:

A service charge is levied for maintenance and up keep of communal areas and landscaping. Further details available from agents.

SERVICES:

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

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

EPC:

EPC rating – B (29)

VIEWING AND FURTHER INFORMATION:

Strictly via sole agents:

Harris Lamb

**3 Lakeside, Festival Park
Stoke-on-Trent, ST1 5RY**

Tel: 01782 272555

Contact: Andrew Groves

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Ref: ST1055/December 2018

Subject to Contract

