



TO LET

FIRST FLOOR OFFICES

YEAR 1 RENTS FROM £205 PER WEEK
(SUBJECT TO TERMS)

**THE QUADRANT
HANLEY
STOKE-ON-TRENT
ST1 2QQ**



1,234 sq ft (114 sq m)
(Approx. Net Internal Area)

- Town centre location
- Frontage onto Ring Road



Location

The Quadrant is prominently located on Town Road just off Potteries Way (A50) which is one of the main arterial routes around Hanley Town Centre. This gives easy access to the A500 D road and Junction 15 of the M6 Motorway.

Description

The premises comprise first floor offices with shared access from the main entrance.

Internally, the premises benefit from a mixture of open plan and partitioned space with suspended ceilings incorporating recessed fluorescent lighting, toilet facilities and fully carpeted floors.

Accommodation

	Sq.ft	Sq.m
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Total NIA	1,234	114
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Approx. Net Internal area.

Tenure

The property is available on flexible lease terms to be agreed.

Rent

The suite is available from £2 per sq ft in year 1, subject to lease terms. Terms available from the agents.

Rating

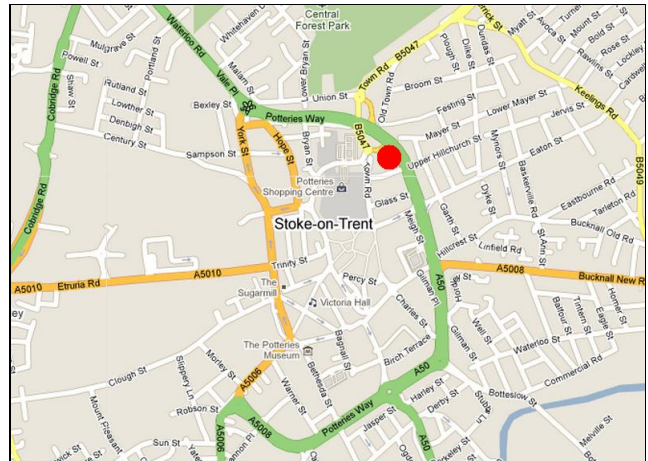
We advise all interested parties to make enquiries with Stoke on Trent City Council for further details.

Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if 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.

Legal Costs

The incoming tenant will be responsible for both parties' legal costs in connection with the transaction.



VAT

All prices quoted are exclusive of VAT which will be chargeable.

Viewing

Strictly via sole agents:

Harris Lamb

3 Lakeside

Festival Park

Stoke-on-Trent

ST1 5RY

Contact: Becky Colclough/Andrew Groves

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Ref: ST586

Date: December 2011

Subject to Contract