

**RORY MACK**

**ASSOCIATES**

**TO LET:**

**From £150 PP PCM**

**Trent House**

Victoria Road, Fenton, Stoke-on-Trent, Staffordshire, ST3 2LW



- **Various workstations available with all-inclusive rents**
- **Recently refurbished to fantastic specification ready for immediate occupation**
- **Units available for workstations for 1 person up to 100 people**
- **Onsite parking available**
- **Onsite gym available to tenants**
- **Flexible terms available**

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

**WWW.RORYMACK.CO.UK**

## GENERAL DESCRIPTION

Trent House is a recently refurbished modern detached serviced office building which has recently been upgraded by the current owners to a first-class specification which includes lease line fibre, onsite gym, communal breakout areas, grab and go coffee and food facilities along with coworking spaces.

## LOCATION

Prominently located on Victoria Road in Fenton, which is within a 10-minute walk to Stoke Train Station and Staffordshire University. Victoria Road (A50) is one of the principal roads leading into the city centre from the A50 dual carriage way.

## ACCOMMODATION

Trent House - Suite Number	Workstations	PCM +VAT	Available
Hot Desk/Shared Office	1	£150+VAT	Immediately
GF9	1	£150+VAT	Immediately
GF28	2	POA	Immediately
GF12	3	POA	Immediately
GF6	4	POA	Immediately
GF1	5	POA	Immediately
GF11	6	POA	Immediately
TBC	10	POA	Immediately
TBC	20	POA	Immediately
First Floor - Main Wing	100	POA	Immediately



## SERVICES (included in the rent)

- Rent, Rates and Service charge
- Buildings Insurance
- Heating, lighting, utilities
- Office configuration including IT and telecoms set up for a seamless move in
- Individually controlled air-conditioning in each suite
- Furnished office space
- Onsite support team and facilities management
- Fully equipped gym – including showers
- Reception services and welcoming reception area
- Secretarial Support service available
- Incoming mail handling
- Access to meeting rooms for hire
- Grab & Go – catering facility
- Daily cleaning (communal areas and office space)
- Use of common areas (breakout area and kitchens)
- 24/7 Secure Access
- Car-parking
- Security – 24 hours a day 7 days a week, CCTV, security system
- Telephone system – including option for call answering
- Internet – various packages available (starting from £25 + VAT pcm)



## VAT

VAT will be charged on all rental outgoings.

## TENURE

The offices are available for terms to be agreed.

C02192/07082019

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**ASSOCIATES**

Strictly by appointment through agents:

Rory Mack Associates

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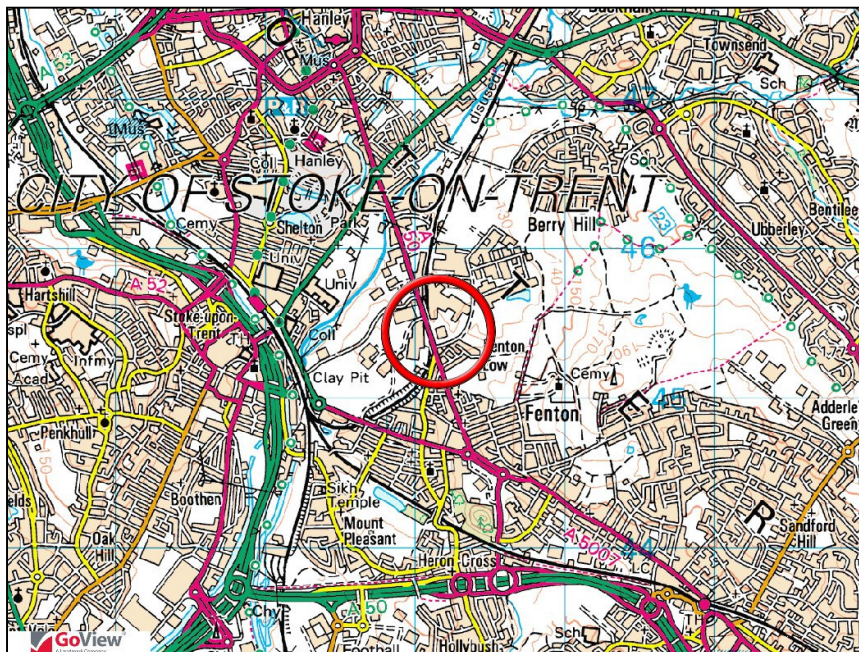
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### STREET MAP



### TOWN MAP



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