



First Floor, 280 Victoria Road, Stoke on Trent, ST3 1HH  
To Let: £16,000 per annum

Studio Accommodation  
Gross Internal Area 225 sq. m (2,422 sq. ft.)

**First Floor 280 Victoria Road  
Fenton  
Stoke on Trent  
ST4 2HX**

**Location**

The property is located on Victoria Road, Fenton approximately 1.3 miles (1.93km) to the southeast of the city centre. Victoria Road (A50) is a mixed-use arterial route into the city centre. Nearby property uses include retail warehouses, fast-food restaurants, leisure, supermarkets, a petrol station, offices and self-storage.

**Description**

The property consists of a ground floor entrance foyer and first floor studio accommodation with toilets and an office/kitchenette.

The specification includes:

- Majority double glazing
- Plastered and decorated ceilings and walls
- Majority LED lighting
- Majority Air Conditioning with secondary electric heating
- Off-street parking for several cars to the side of the building.

**Accommodation**

**Ground Floor**

Entrance Foyer 19.58 sq. m 210.76 sq. ft

**First Floor**

Main Studio 182.14 sq.m 1960.5 sq.ft

Office/Kitchenette 11.66 sq. m 125.5 sq. ft

Toilet Block/ Hallway 11.67 sq. m 125.6 sq. ft

**GIA 225.05 sq. m 2422.4 sq. ft**

**Studio Dimension**

18.16M x 10.03M

**Services**

Mains electricity, water and drainage services are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries.

**Planning**

The permitted use of the property is understood to fall within Class E(d) (Indoor sport, recreation or fitness) of the Town and Country Planning (Uses Classes) Order 1987 (as amended).

**Rateable Value**

£13,250

**Tenure**

The property is available by way of a new internal repairing and insuring lease on terms to be agreed.

**EPC**

Energy Performance Rating E - 109

**Rent**

£16,000 per annum exclusive.

**Service Charge**

TBC

**VAT**

VAT is applicable.

**Costs**

Each party is to be responsible for their own legal costs.

**Anti-Money Laundering Regulations**

In accordance with Anti-Money Laundering Regulations identification and confirmation of the source of funding will be required from any prospective tenant. Prospective tenants will be subject to third-party referencing for which a non-refundable fee is payable to Hammond Chartered Surveyors.

**Viewings**

Viewing is strictly by appointment with the Sole Agent:

**Glenn Hammond MRICS**

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

**Phil Webb**

T: 01782 659 905

M: 07821 639 094

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**Subject to Contract**

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