

TO LET

INTERNATIONAL HOUSE, BELLRINGER ROAD
TRENTHAM OFFICE VILLAGE, STOKE-ON-TRENT, ST4 8LJ



OFFICE PREMISES

2,408 sq ft (223.71 sq m) (Approx. Total Net Internal Area)

- Good parking
- Business park location
- Modern office building

LOCATION

International House is situated to the front of Trentham Office Village off Bellringer Road. Trentham Office Village is located within Trentham providing access to the A50 and A500 which in turn gives access to the motorway network with Junction 15 M6 Motorway within 3 miles and the A50 trunk road provides dual carriageway access to Derby and M1 Motorway.

DESCRIPTION

The property comprises a modern detached two storey office building with brick elevations and a pitched tiled roof. The available accommodation is on the ground floor providing both open plan and partitioned office space with carpeted floors, suspended ceilings with LED lighting, perimeter trunking and air conditioning. There is a kitchenette area within the space with shared toilets accessed from the entrance. Externally, there is a car parking area with approx. 12 dedicated spaces available.



POSTCODE: ST4 8LJ



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Net Internal Area	223.71	2,408

TENURE

Available on a new lease on terms to be agreed.

PLANNING

Interested parties to make their own enquiries to Stoke Council Planning Department on 01782 234234.

RENT

POA.

BUSINESS RATES

Rateable Value - £27,250.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C (56)

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

SERVICES

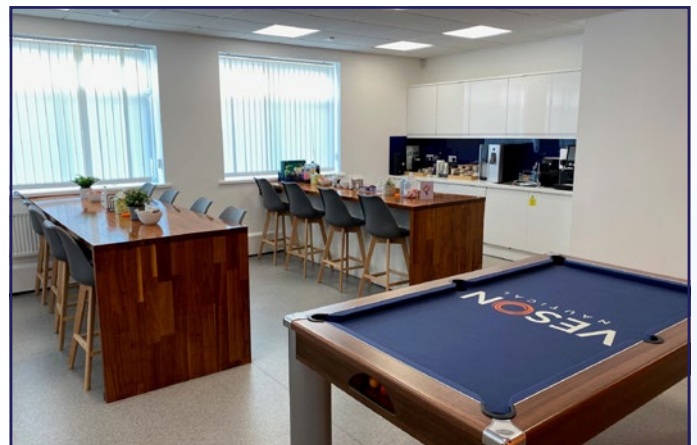
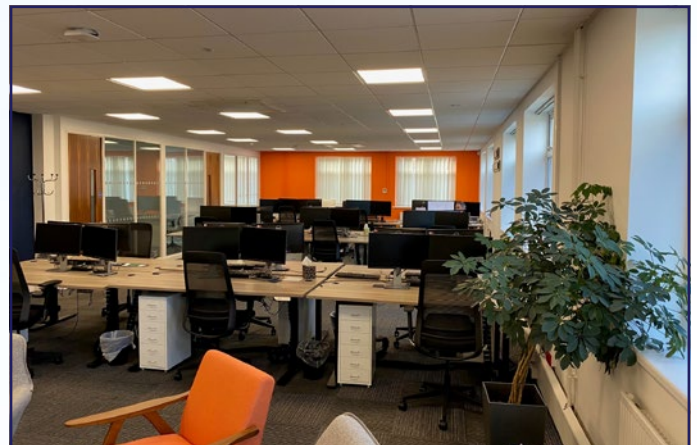
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com
07827 342 460

✉ info@harrislamb.com

Andrew Groves

andrew.groves@harrislamb.com
07966 263 287

harrislamb
PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke on Trent ST1 5RY

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1284 Date: 04/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.