

TO LET

SUITE 3 FIRST FLOOR, ALBION HOUSE, ETRURIA OFFICE VILLAGE
FORGE LANE, FESTIVAL PARK, STOKE ON TRENT ST1 5RQ



MODERN FIRST FLOOR OFFICES **1,790 sq ft (166 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.

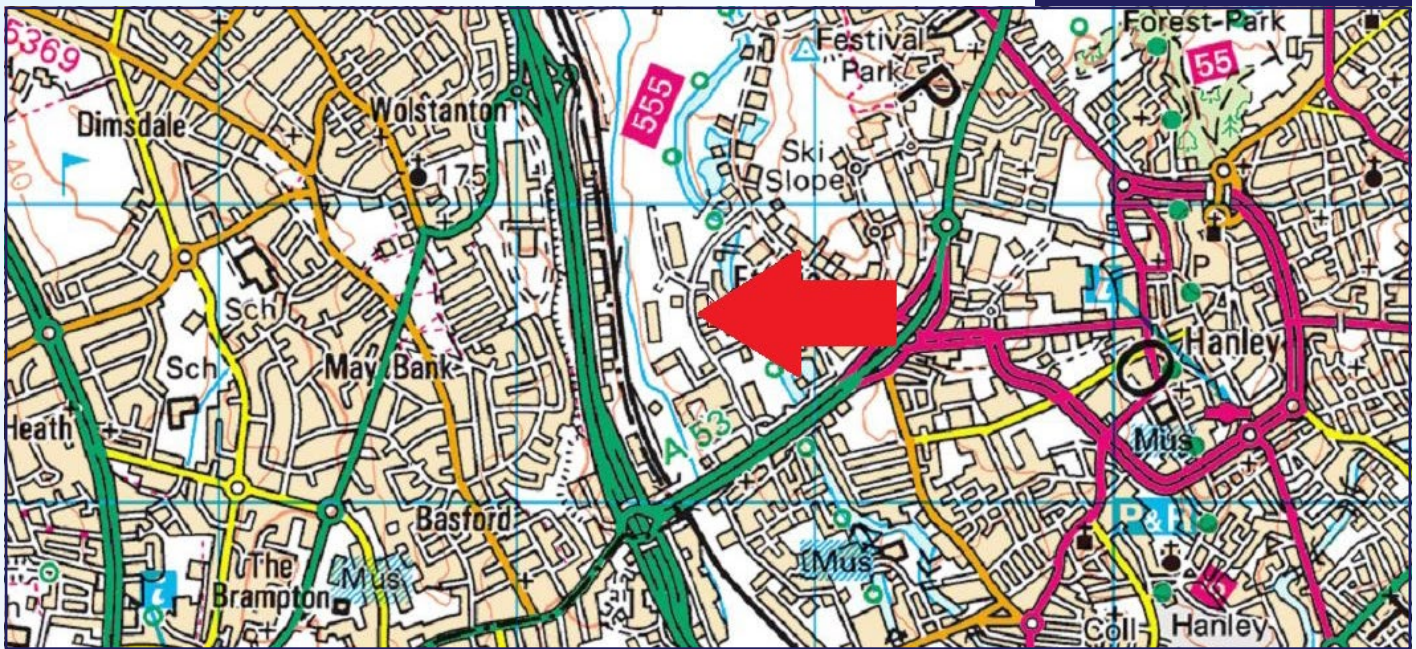
Forge Lane gives access to the A500 D Road providing links to the wider Stoke on Trent and Newcastle under Lyme areas along with the M6 and A50 junctions to the North and South.

DESCRIPTION

Suite 3 is situated on the first floor of Albion House which is a 2006 built multi occupied office building. General specification includes:

- Open plan and partitioned layout
- Suspended ceilings incorporating recessed fluorescent strip lighting
- Perimeter trunking
- Passenger lift
- Communal WCs on each floor
- Allocated car parking space with additional spaces in the surrounding area potentially available

POSTCODE: ST1 5RQ



ACCOMMODATION

	SQ M	SQ FT
Suite 3	166.29	1,790

TENURE

The suite is available on an internal repairing and insuring lease on terms to be agreed.

RENT

Upon application.

BUSINESS RATES

Enquiries are advised to make their own enquiries with the local authority for further information. Stoke on Trent City Council 01782 234234.

EPC

EPC rating – C (57)

SERVICE CHARGE

A service charge is levied for maintenance and up keep of the 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

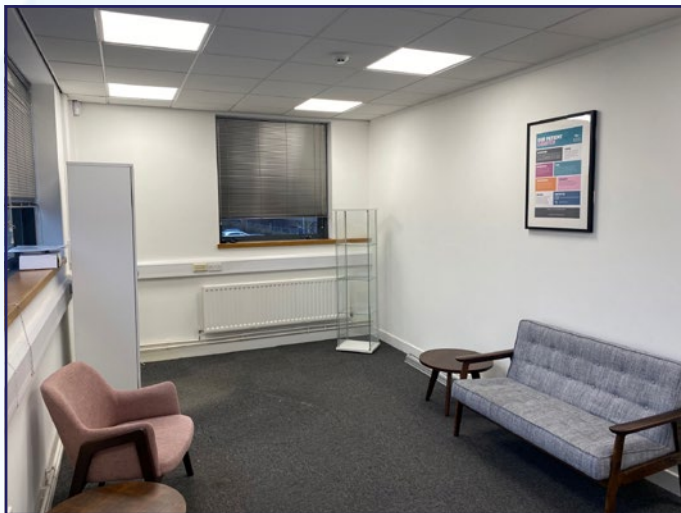
All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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 entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1269 Date: 01/25

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.

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