

TO LET

FEDERATION HOUSE

STATION RD, STOKE-ON-TRENT ST4 2SA



OFFICE PREMISES

180 - 1,605 sq ft (16.72 - 149.1 sq m)

(Approx. Total Net Internal Area)

- Good parking
- Close to railway station
- Goods lift

LOCATION

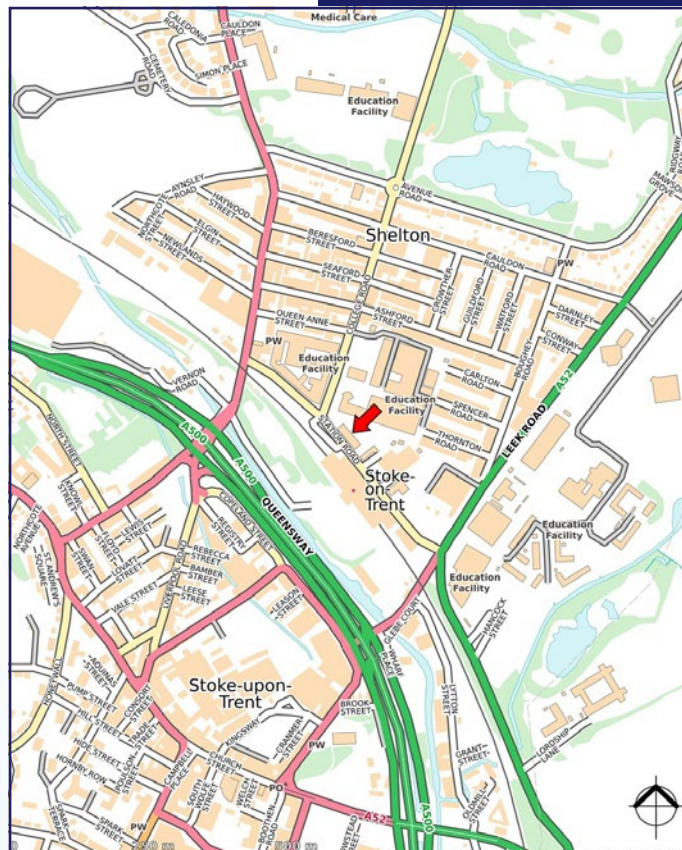
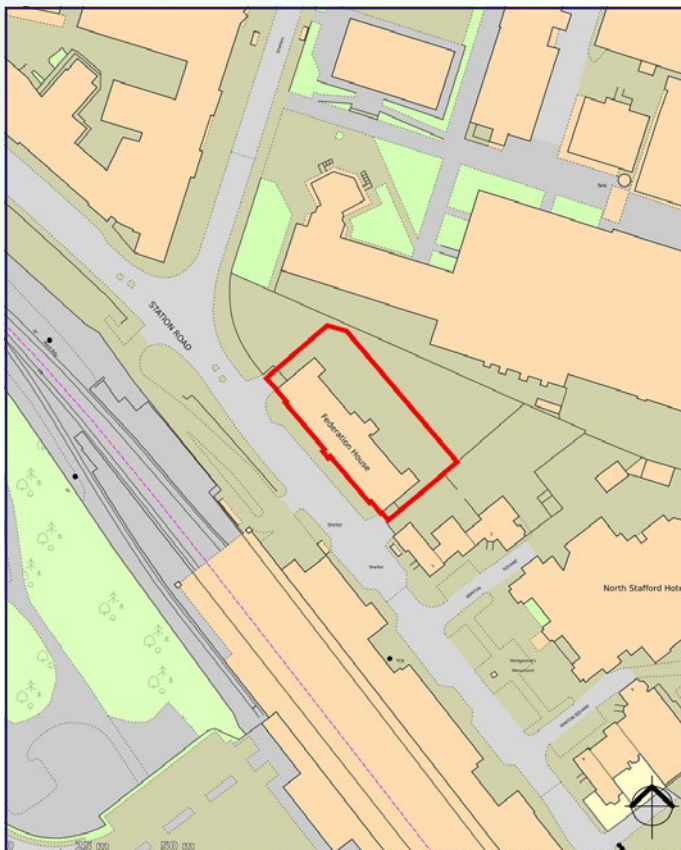
The property occupies a prominent position in the heart of Stoke-on-Trent and enjoys direct frontage onto station road. The building is situated opposite Stoke-on-Trent railway station, a bus stop and taxi rank. Stoke on-Trent has excellent transport links with rapid access to the M6 motorway. Situated opposite the railway station the building has great train access to multiple locations across the country including Manchester, Birmingham and also to London Euston with a journey time of 1 hour 30 minutes.

DESCRIPTION

Federation House is an imposing art deco property and comprises four storeys totalling 21,215 sqft. The property is accessed via an impressive entrance off station road which leads through to a recently refurbished foyer, central stairwell and lift. The building provides a total 21,215 sqft with 13,750 sqft of office accommodation arranged over the ground, first and second floors with the available space over the third floor.



POSTCODE: ST4 2SA



ACCOMMODATION

	SQ M	SQ FT
Suite 1	16.72	180
Suite 2	32.6	351
Suite 3	116.55	1,254
TOTAL Approx. Net Internal Area	165.83	1,754

TENURE

Available on a new lease on terms to be agreed

PLANNING

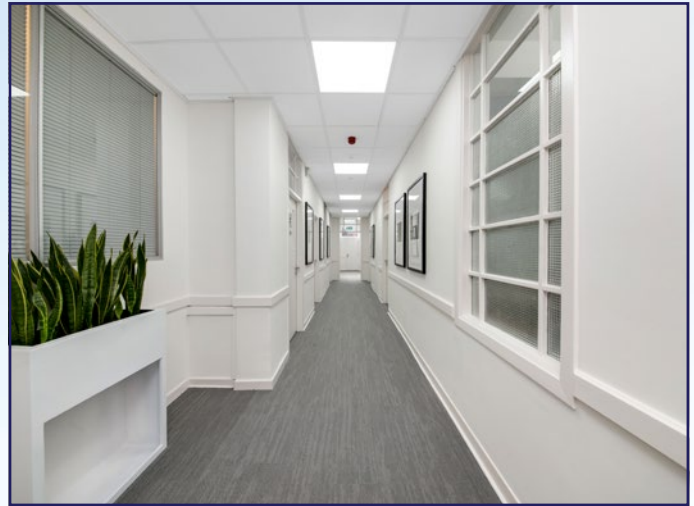
Interested parties to make their own enquiries to Stoke on Trent City Council Planning Department.

RENT

POA.

BUSINESS RATES

The office is currently needing to be split into new suites. Occupies should enquire with Stoke on Trent City Council..



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.

EPC

EPC Rating – B (50)

LEGAL COSTS

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

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

harrislamb
PROPERTY CONSULTANCY
01782 272555
3 Lakeside Festival Park Stoke on Trent ST1 5RY
www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1276 Date: 10/25

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 leasees 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.