

TO LET

6 RIDGE HOUSE, FESTIVAL PARK
STOKE-ON-TRENT, ST1 5SJ



OFFICE PREMISES

3,220 sq ft (299.1 sq m) (Approx. Total Net Internal Area)

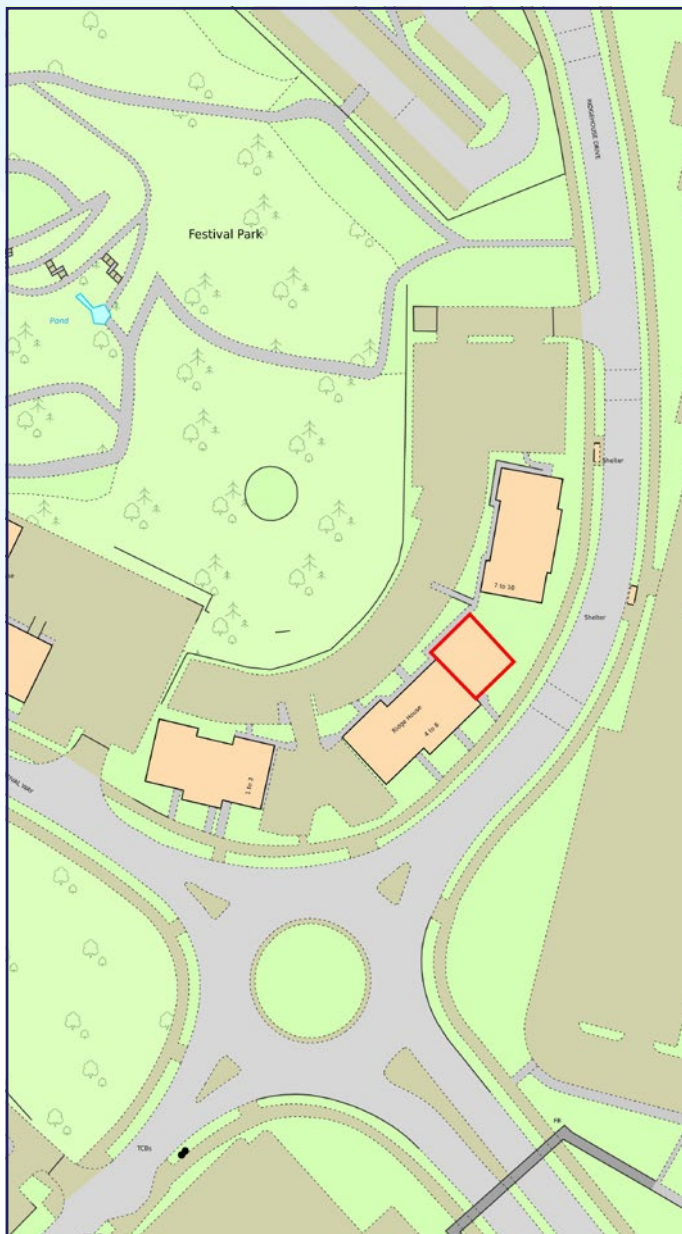
- Established office park
- Great retail facilities nearby
- Dedicated parking
- EPC - A

LOCATION

The property is prominently located on Ridgehouse Drive, the main entrance to Festival Park. Festival Park is accessed off Etruria Road and the A500. The A500 D Road provides dual carriageway links to Junctions 15 and 16 of the M6 Motorway and A50. Ridgehouse Drive occupiers include Bowcock & Pursail Solicitors, Lesniak Swan and Carson Powell Construction. There are a variety of other occupiers on the business park including Bet 365, Wardell Armstrong, Novus and Vodafone. The property benefits from being opposite Festival Retail Park which includes Morrisons, Boots, McDonalds, Greggs, Starbucks, Costa Coffee.

DESCRIPTION

The property comprises a modern, three-storey brick-built office building with parking located to the rear. Internally, the accommodation provides refurbished open-plan areas together with private offices, featuring suspended ceilings, LED lighting, air conditioning, carpeted floors and single-glazed windows. All floors are served by W/Cs and a kitchen, with access to the rear of the property via a central staircase. The ground floor also benefits from a separate front entrance directly from the roadside. Externally, the building has 13 dedicated car parking spaces situated within the rear parking area.



POSTCODE: ST1 5SJ



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	113.7	1,224
First Floor	82.5	889
Second Floor	102.8	1,107
TOTAL Approx. Net Internal Area	299.1	3,220

TENURE

A new full repairing and insuring lease is available.

RENT

£45,000 per annum exclusive.

PLANNING

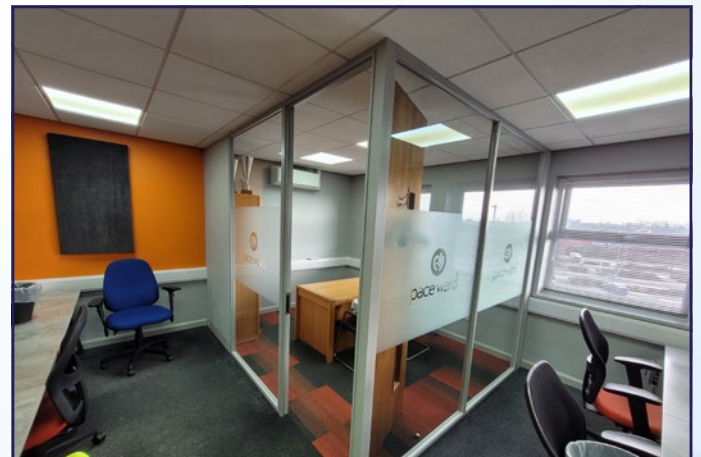
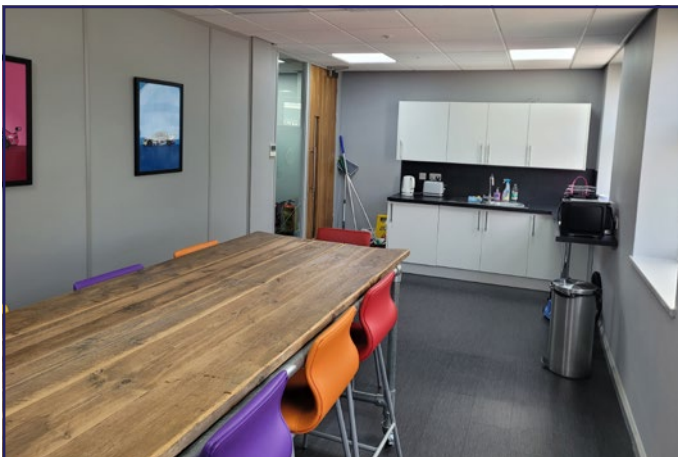
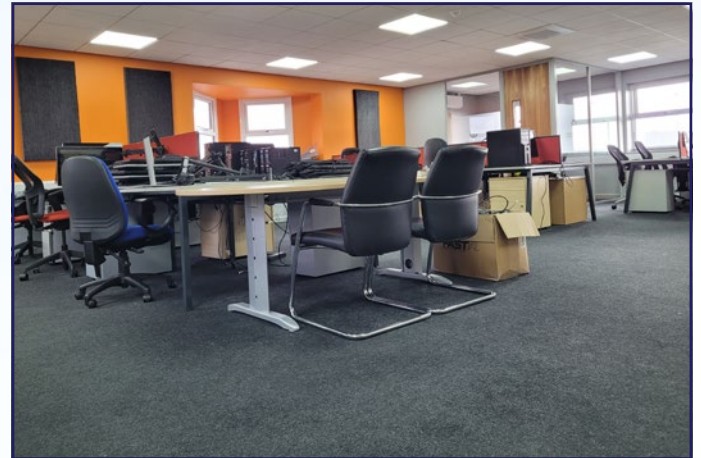
Interested parties to make their own enquiries to Stoke-on-Trent Council Planning Department 01782 234 234.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – A (25)

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 tenant is advised to obtain verification from their solicitor or surveyor.



BUSINESS RATES

Further details available from the agents.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any 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

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SUBJECT TO CONTRACT Ref: ST1306 Date: 02/26

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.