



FOR SALE/TO LET

GROUND FLOOR OFFICE SUITE

3,923 Sq Ft (364.45 Sq M)

◆ Town centre location ◆ Suitable for variety of uses (STP)



Majestic Court, South Wolfe Street
Stoke-On-Trent, ST4 4AB

LOCATION

Located in Stoke Town Centre opposite the Market Hall and Stoke Resource Centre.

DESCRIPTION

Ground floor suite of offices located in Stoke Town Centre occupying both a prominent and accessible position. The property has a double frontage with attractive stone elevations. Internally the entrance opens into a large open plan office area with floor and wall mounted electric/data points, suspended ceilings with recessed lighting and is carpeted throughout. To the rear there is a large staff area/kitchen with internal corridors leading to separate male and female W.C.'s. A server room, storage and disabled toilets are also accessed off the main office area. Premises may suit a number of alternative uses subject to change of planning use consent.

ACCOMMODATION

The property has an approximate net internal floor area of 3,923 sq ft.

RATES

Offices and Premises

Rateable Value:	£26,000
Rates Payable (2020/2021):	£12,974



TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of £15,000 per annum exclusive of VAT, business rates, service charge, insurance, utility costs and any other outgoings.

Alternatively the premises are available for sale. Price on application.

EPC

The property has an Energy Performance Asset rating of E105. Further information is available.

VAT

All figures are quoted exclusive of VAT.

For viewing arrangements or to obtain further information please contact:

Pete Bradbury

petebradbury@cartertowler.co.uk

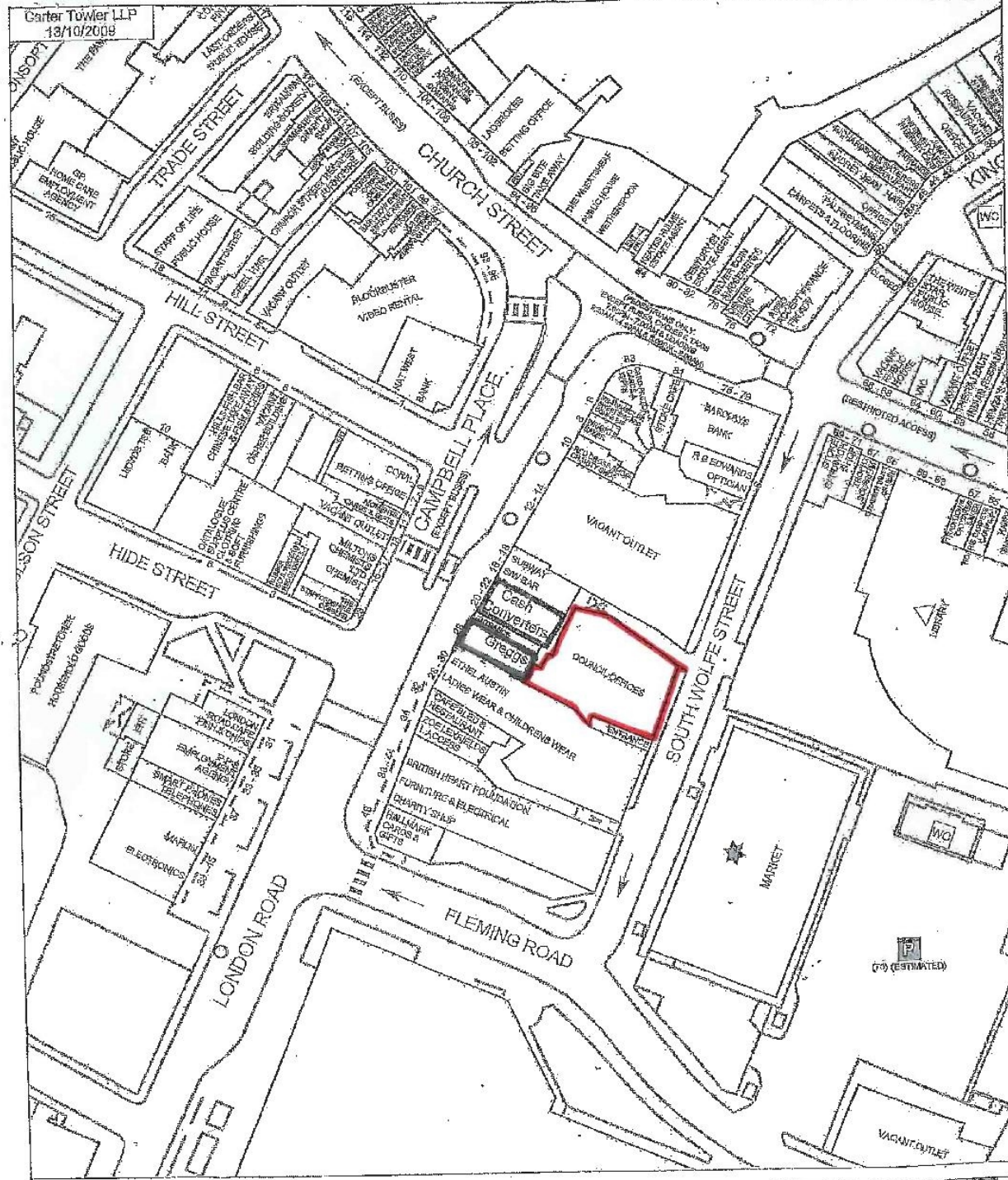
Max Vause

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