



## Majestic Court

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

### **GROUND FLOOR OFFICE SUITE**

**3,923 sq ft**  
(364.46 sq m)

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

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

## Summary

<b>Available Size</b>	3,923 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£12,974 per annum
<b>Rateable Value</b>	£26,000
<b>VAT</b>	All figures are quoted exclusive of VAT.
<b>EPC Rating</b>	Upon Enquiry

## Description

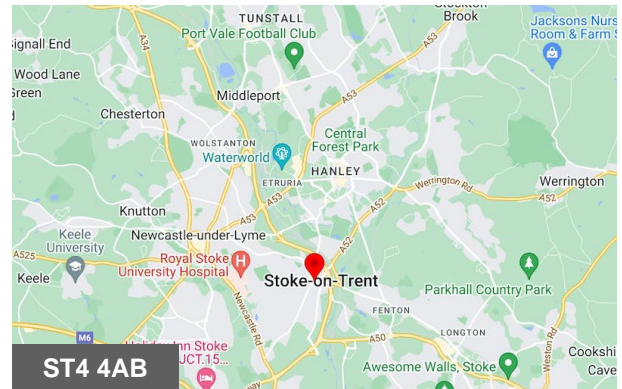
Ground floor suite of offices located in Stoke Town Centre occupying both a prominent and accessible position. The property has a double frontage with attractive stone elevations. Internally the entrance opens into a large open plan office area with floor and wall mounted electric/data points, suspended 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.

## Location

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

## EPC

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



## Viewing & Further Information



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk