

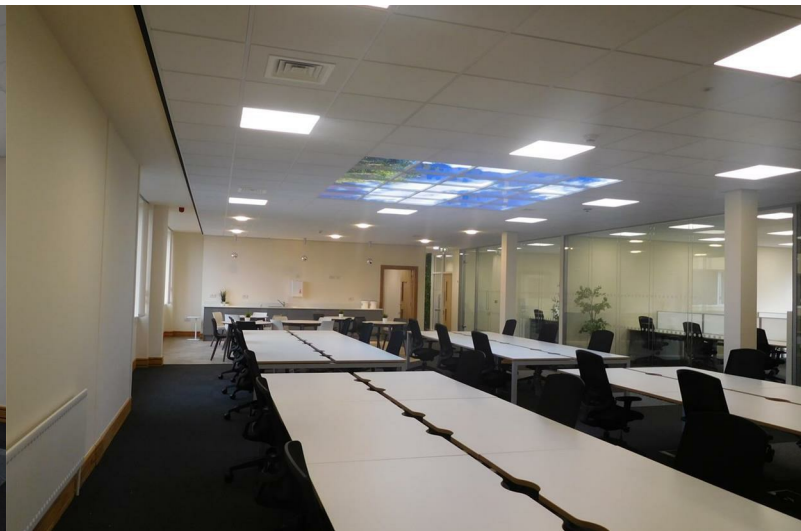


Swann House Boothon Road

Stoke-on-Trent, ST4 4SY

Per Annum

7138.00 sq ft



Swann House Boothen Road

Stoke-on-Trent, ST4 4SY

Per Annum



Description

The property comprises of a self contained office and is arranged on one floor. There are stairs and a lift to the accommodation. There are also toilets available. The accommodation has been fully refurbished and has furniture available as well as Zoom booths.

The building is ideal for a single occupier of the whole building or a managed office operator to take leases for the entire premises.

Location

The office space is located within Swann House. Swann House is within Stoke Town Centre and close to the A500 which is an urban expressway through the North Staffordshire conurbation and links junction 15 and 16 of the M6 Motorway. There is also good access to the A50 which provides a direct link to the East Midlands and junction 24a of the M1 Motorway.

There is also good access to Stoke-on-Trent railway station with direct links to London and Manchester.

There is a Sainsburys within walking distance of the offices. There are also public car parks close by.

Accommodation

Shared Area (including kitchen) 1,697 sq.ft
Office 1 943 sq.ft
Office 2 1,266 sq.ft
Office 3 847 sq.ft
Office 4 441 sq.ft

Office 5 479 sq.ft

Office 6 460 sq.ft

Office 7 412 sq.ft

Meeting Room 1 & 2 594 sq.ft

Total 7,138 sq.ft (663.14 sq.m)

Tenure

Leasehold on new terms to be agreed. Rent on Application

Services

We believe all main services are connected.

EPC

Energy Performance Certificate number and rating is tbC

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Rating

The VOA website advises the rateable value for 2024/25 is TBC. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

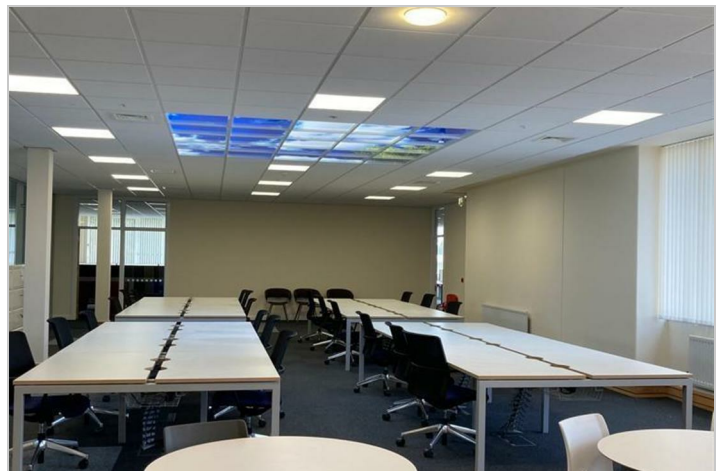
Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs of £750 plus VAT in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.