



# TO LET

## MODERN OFFICE PREMISES

**FIRST FLOOR, 5 RIDGEHOUSE DRIVE  
FESTIVAL PARK  
STOKE-ON-TRENT  
ST1 5TL**



**1,451 sq ft (134.84 sq m)**  
**Approx. Net Internal Area**

- **Prominent Location**
- **Fully Refurbished**
- **Dedicated car parking spaces to the rear**



## 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 & Pursall Solicitors, Lesniak Swan, City Tax Shop along with adjoining occupier Natwest Bank and Keys Estates Agents on the ground floor.

There are a variety of other occupiers on the business park including Bet 365, Wardell Armstrong, Novus and Mansfield.

## Description

The property comprises a three storey office building with a mixture of open plan and partitioned offices accessed from a main staircase and passenger lift. The offices have gas central heating, suspended ceilings and a mixture of ceiling mounted and recessed fluorescent lighting. Each floor benefits from male and female w/c's.

Externally, there is dedicated car parking spaces to the rear of the building.

## Accommodation

	Sq.Ft	Sq.m	
Ground Floor	1,456	135.28	Let
First Floor	1,451	134.84	
Second Floor	1,451	134.84	Let
<b>Total Net Internal Area</b>	<b>4,358</b>	<b>404.96</b>	

## Tenure

A new full repairing and insuring lease is available on terms to be agreed.

## Rent

Rent - £17,500 per annum exclusive.

## Service Charge

A service charge will be levied to cover the maintenance of the common areas within the building and the site. Further details are available upon request.

## Rating

Enquiries with the local authority reveal a rateable value of £15,250 (2017 Listing). Interested parties are advised to make their own enquiries with the local authority for further information. Stoke on Trent City Council 01782 234234.

## Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## Energy Performance Certificate

EPC Rating – D (77)

## Legal Costs

Each party is to bear their own costs in connection with this transaction.

## VAT

All prices quoted are exclusive of VAT which may be chargeable.

## Viewing

Strictly via sole agents:

**Harris Lamb**  
**3 Lakeside**  
**Festival Park**  
**Stoke-on-Trent**  
**ST1 5RY**  
**Contact: Becky Colclough**

**Tel: 01782 272 555**  
**Fax: 01782 272 511**  
**Email: [becky.thomas@harrislamb.com](mailto:becky.thomas@harrislamb.com)**

**Ref: ST953**  
**Date: June 2017**

**Subject to Contract**







