

FOR SALE

OFFICES

55 DUKE STREET, FENTON, STOKE-ON-TRENT, ST4 3NR



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T: 01782 202294 mounseysurveyors.co.uk   

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LOCATION

The property is located on Duke Street in Fenton, close to the A50 dual carriage way. King Street interconnects with Duke Street providing a link to Longton to the East, Stoke and Hanley to the West.

A50 - 0.3 miles	Longton Bus Station – 1 mile
A500 – 1.5 miles	Longton Town Centre - 1.1 miles
M6 J15 – 3.5 miles	Hanley Town Centre – 2.4 miles

DESCRIPTION

The property is a self contained head-quarter office building of three and two storey sections. Externally, the private car park currently shows 34 marked spaces but offers potential to increase this by utilising more of the outside space.

Internally the property has been adapted to accommodate a vibrant office environment with:

- A range of open plan, cellular and meeting rooms
- Break out areas
- Network trunking, central heating & air-conditioning
- UPVC double glazed windows
- Suspended ceilings with integrated lighting
- Plastered ceiling with strip lighting in parts
- A range of WC & staff welfare facilities

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Accommodation	SQ M	SQ FT
Ground Floor	205.38	2,211
First Floor	214.49	2,309
Second Floor	100.02	1,077
NIA	519.89	5,596



SERVICES

All main services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

RATING ASSESSMENT

The Rateable Value listed in the 2017 List is £22,750. We recommend that further enquiries are directed to the Local Rating Authority (Stoke City Council).

PLANNING

The property is understood to hold B1 (Business) planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority (Stoke City Council).



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PRICE

£425,000 plus VAT.

TENURE

Freehold with vacant possession.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with a sale.

EPC

Rating E-117



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KEY FEATURES

- Excellent Road Links
- Parking ratio 1:165 Sq Ft with potential to increase
- A range of open plan and individual offices
- Air conditioning and central heating
- UPVC double glazing
- Offers potential for various options

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VAT

All prices are quoted exclusive of VAT which is applicable.

CONTACT

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Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU

