

Stoke-on-Trent – 117/119 High Street, Tunstall ST6 5TA  
First and Second Floor Office to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Stoke-on-Trent – 117/119 High Street, Tunstall ST6 5TA

## First and Second Floor Office to Rent



### Property Features:

- Comprises first and second floor office space
- Suitable for variety of uses (Class E), including office, retail, educational, medical and more
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre, with occupiers nearby including Post Office, Superdrug and Tunstall Library, amongst many more.

### Property Description:

Comprises large office premises at first and second floor. Both floors benefit from self-contained access and provide the following accommodation and dimensions:

First Floor: 110 sq m (1,184 sq ft)

Open plan office, 2 office rooms, kitchen, break room, wc

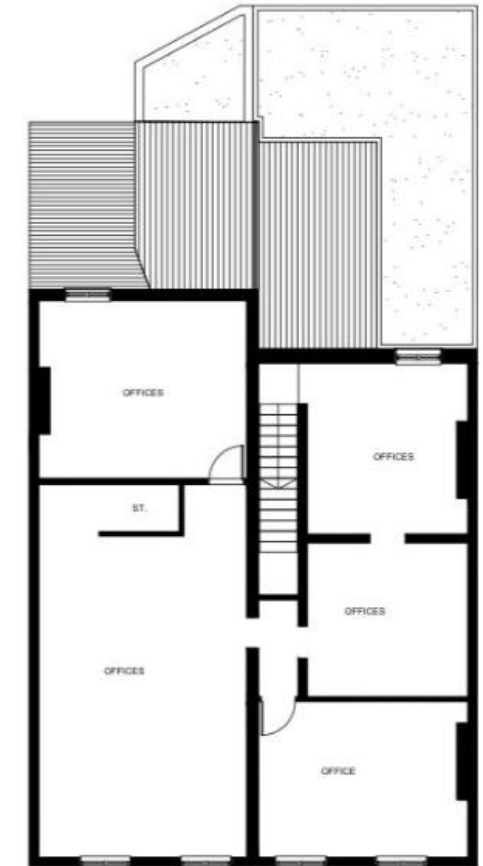
Second Floor: 96 sq m (1,033 sq ft)

5 office rooms

**Total GIA: 206 sq m (2,217 sq ft)**



First Floor



Second Floor

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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £461.54 per week (PCM: £2,000)

Deposit: £6,000 (3 Months)

### Rateable Value:

Rateable Value - £8,450 p.a.

Rates Payable - £0\*

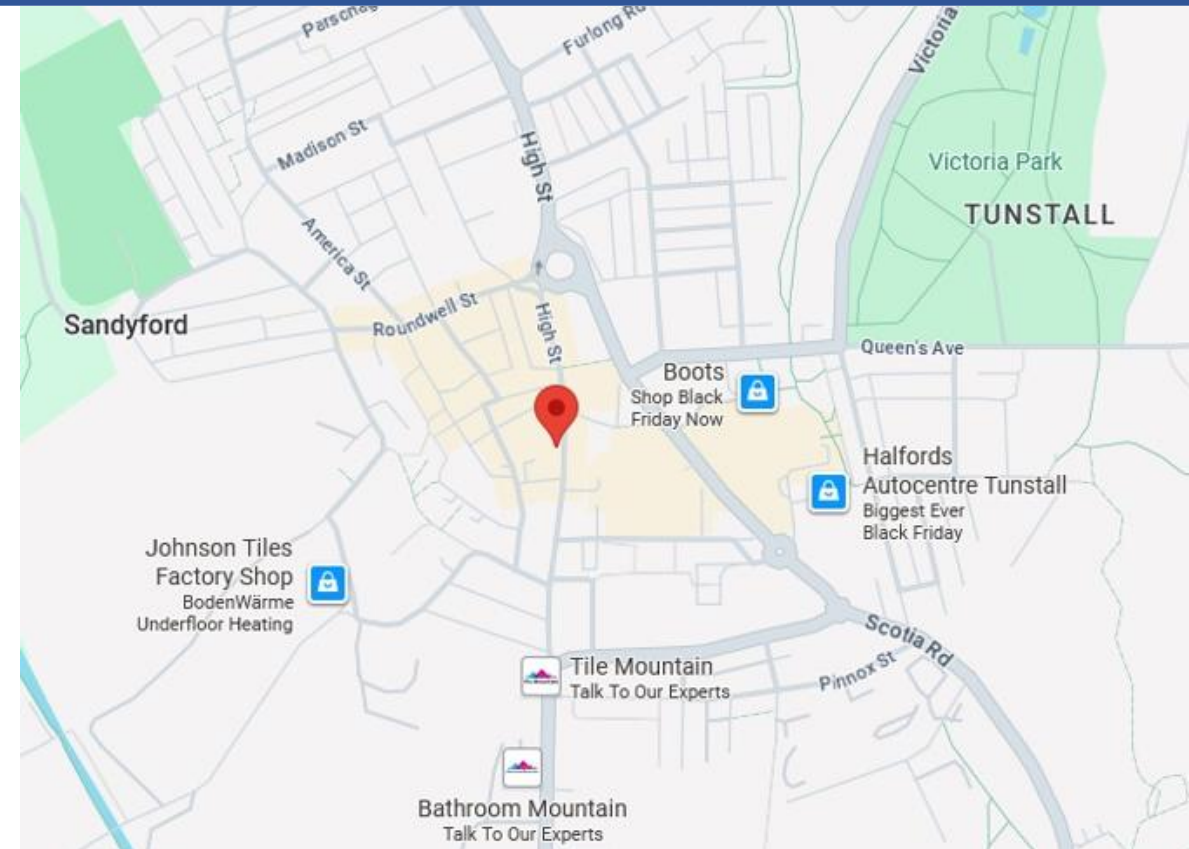
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Tunstall is located within the city of Stoke-on-Trent conurbation, just four miles north-west of the city centre. Tunstall lies five miles north-east of Newcastle-under-Lyme and thirty miles south of Manchester. The town benefits from excellent road links and is connected to Junction 16 of the M6 Motorway via the A500. The property is situated in the heart of the town centre, with occupiers nearby including Post Office, Superdrug and Tunstall Library, amongst many more.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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