

## LEASE ASSIGNMENT Office/Workshop

56 Hartshill Road  
Stoke on Trent, ST4 7RB

### Key information

- Prominent Unit
- Available by way of a Lease Assignment
- 84.81 sq m (912 sq ft)
- Potential for alternative uses subject to the necessary consents



### Contact

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## Location

The property is prominently positioned on Hartshill Road (A52), one of the principal routes linking Stoke town centre, Newcastle-under-Lyme, and the wider Potteries conurbation.

The location benefits from high passing traffic volumes and strong local visibility, with nearby occupiers including national car hire firms, convenience stores, and local service businesses.

Excellent transport connections are available via the A500 (D Road) and M6 Motorway (Junctions 15 & 16), both within a short drive. Stoke-on-Trent railway station and Royal Stoke University Hospital are also nearby, making this an accessible and well-connected commercial location.

## Description

The premises comprise a practical vehicle-rental and workshop facility, featuring a main reception area with an adjoining office and its own W/C, along with a secondary area that includes a small office, a W/C, and an adjoining kitchen facility.

Additionally, there is a vehicle workshop and store with separate valeting bay.

## Energy Performance Rating

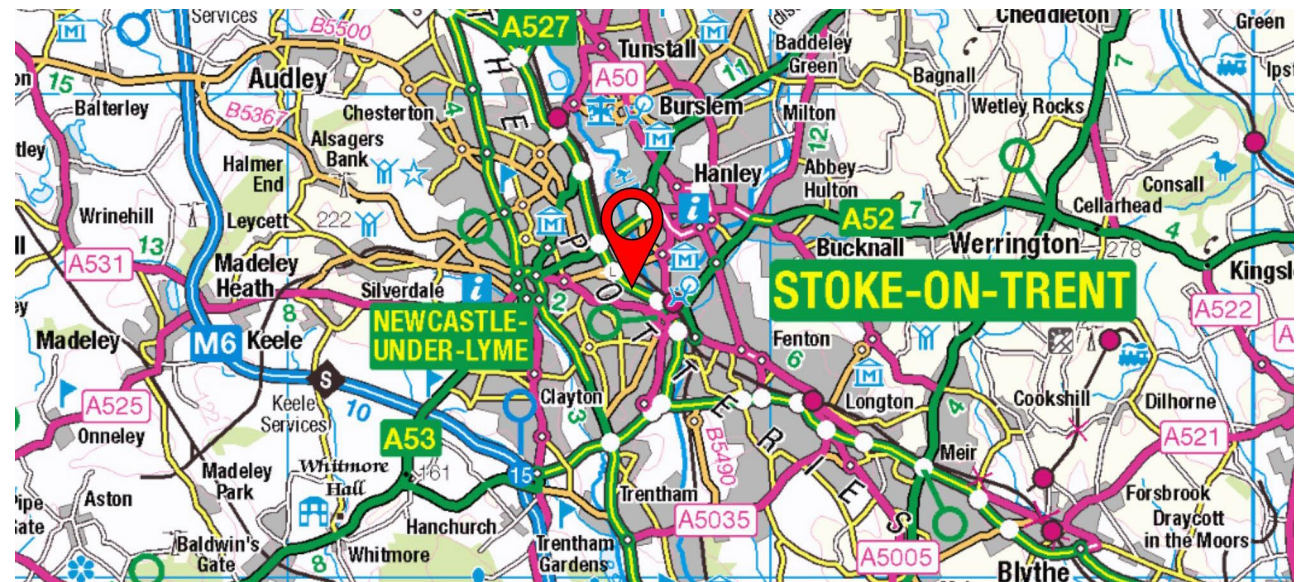
Energy Performance Rating -TBC

## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Workshop	32.60	351
Office	31.96	344
Store	20.25	218
<b>Total</b>	<b>84.81</b>	<b>912</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.074</b>	<b>0.18</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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