

TO LET/FOR SALE

UNIT 2 WHITTLE COURT

TOWN ROAD, HANLEY, STOKE ON TRENT, ST1 2QE



MODERN OFFICE PREMISES

3,696 sq ft (343 sq m) (Approx. IPMS 3 Area)

- Fully Refurbished
- Generous incentives available
- 0.5 mile to Hanley City Centre
- 15 Allocated Car Parking Spaces

REDUCED PRICE £300,000+VAT

LOCATION

The property is located on Whittle Court, a modern office development on the outskirts of Hanley City Centre.

Whittle Court is accessed from Town Road providing links to the City Centre and A500 (D Road).

The A500 dual carriageway connects to the remaining towns of Stoke on Trent and Newcastle under Lyme along with the M6 motorway and A50 dual carriageway. M6 Junction 15 is approximately 7 miles from the property and the A50, 5miles.

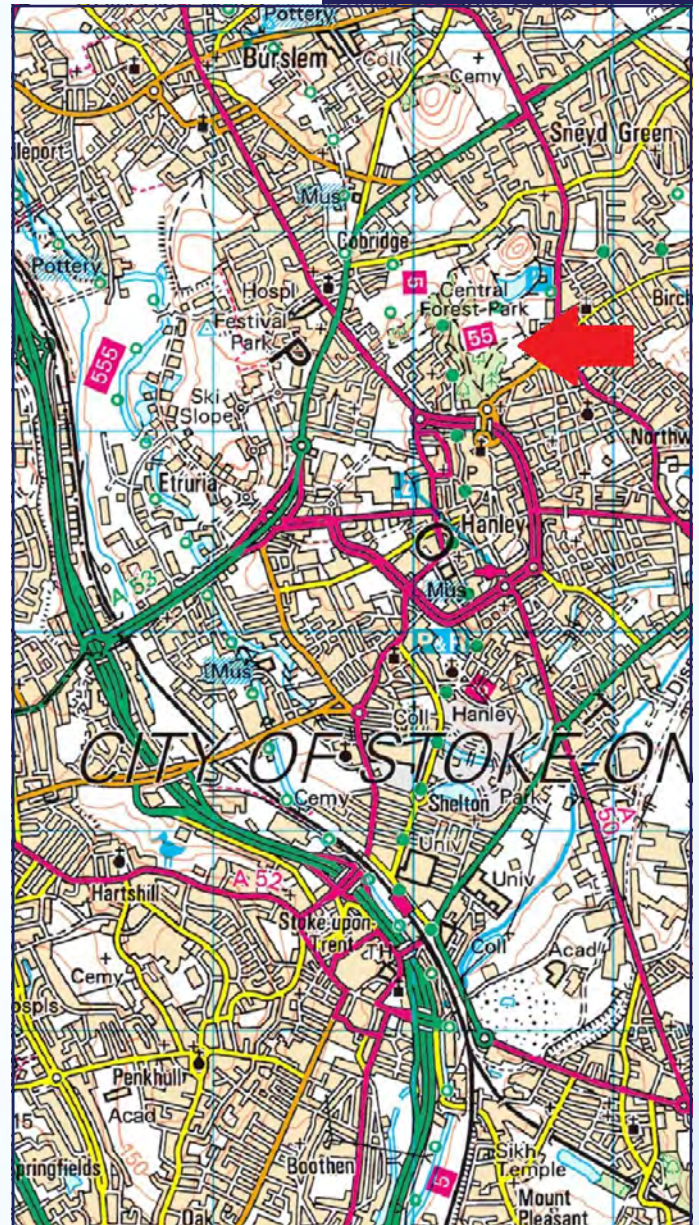
DESCRIPTION

The property comprises a recently refurbished, two storey, brick built office building with a mixture of open plan and partitioned space. The unit has an entrance area, W/C's and Kitchen with a staircase to the first floor.

Externally, there are 15 allocated car parking spaces to the front and side of the building.



POSTCODE: ST1 2QE



ACCOMMODATION

Unit 2 & 2a	SQ M	SQ FT
Ground floor	164.80	1,773
First Floor	178.66	1,923
TOTAL Approx. Gross Internal Area	343.46	3,696

TENURE

A new full repairing and insuring lease is available on terms to be agreed. Alternatively, the landlord would consider a sale on the freehold basis.

RENT / PRICE

Rent - £37,000 per annum exclusive

Price - £300,000 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.

BUSINESS RATES

Enquiries with the local authority reveal a rateable value of £35,500 (2023 Listing).. Interested parties are to make their own enquiries with Stoke on Trent City Council for further information.

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 – C (61)

LEGAL COSTS

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing / leasing entity.

VAT

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

VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT

Ref: ST1086 Date: 08/23

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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