



TO LET/MAY SELL
WELL SPECIFIED SELF CONTAINED OFFICE BUILDING
36,760 SQ FT WITH 170 CAR PARKING SPACES

PROSPECT HOUSE

TRENTAM LAKES | GORDON BANKS DRIVE
STOKE-ON-TRENT ST4 4TW

ENTER ▶



DESCRIPTION

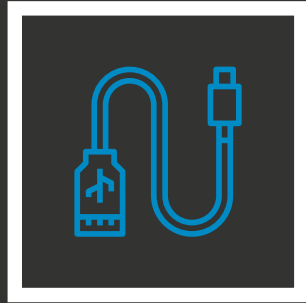
The property comprises a modern steel portal frame office with brick insulated metal clad elevations and was developed in the mid-2000's on the 5.58-acre site. Internally the property provides single span open plan office space, newly installed meeting rooms and training rooms on the ground floor. Accessed through a reception area, with ancillary staff accommodation including a canteen, breakout and quiet areas, reception and small first floor area containing additional meeting rooms.

Externally, the property benefits from a large 170 space car park and landscaped grounds.

SPECIFICATION



FULL ACCESS
RAISED FLOORS



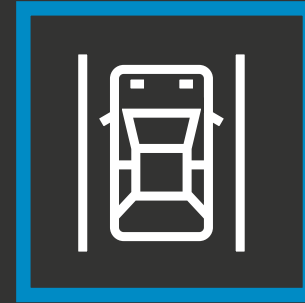
FLOOR BOXES PROVIDED
AT 1:10 SQ M WITH POWER
& NETWORK CABLING
INSTALLED



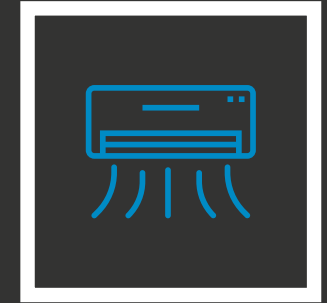
FULLY FITTED &
FURNISHED



CANTEEN



170 CAR SPACES



AIR CONDITIONING



RECEPTION AREA



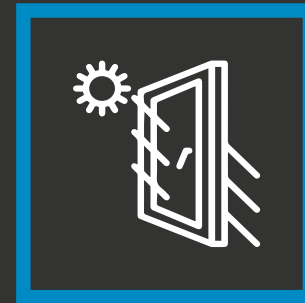
WINDOW BLINDS



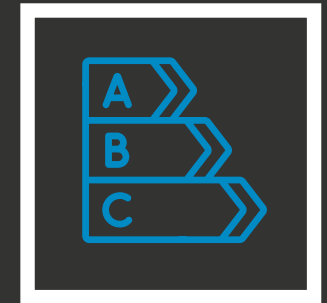
SUSPENDED CEILINGS
WITH RECESSED MIX OF
LC7 & LED LIGHTING



TRAINING & MEETING
ROOMS WITH AV



DOUBLE GLAZING



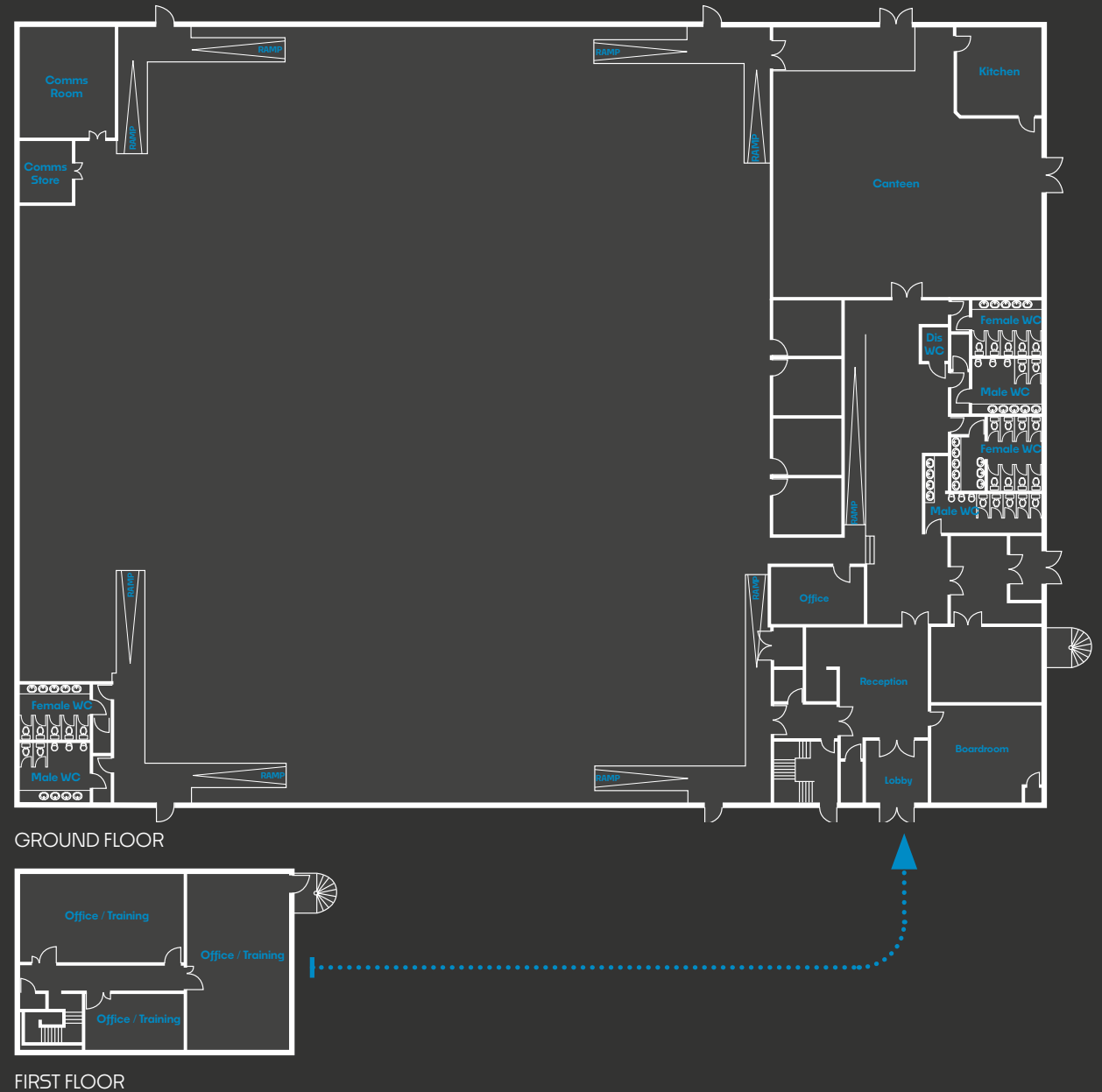
EPC RATING C (70)



ACCOMMODATION

We understand the property extends to the following areas;

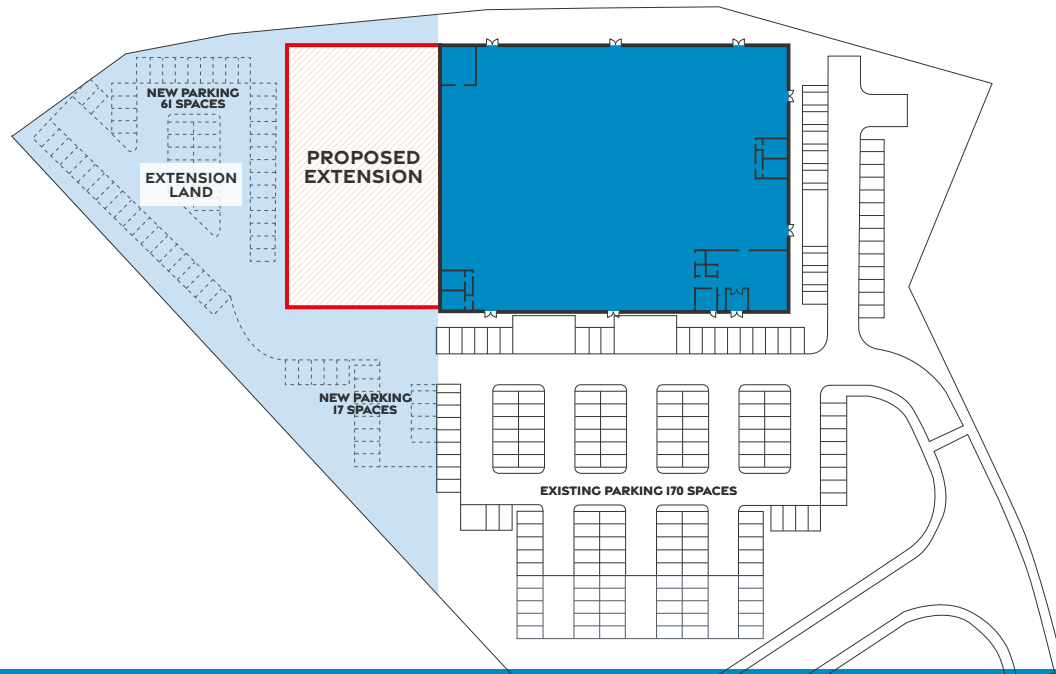
		NIA	
Floor	Use	Sq M	Sq Ft
Ground	Offices	3,220	34,656
First	Offices / Training	195	2,104
TOTAL		3,415	36,760

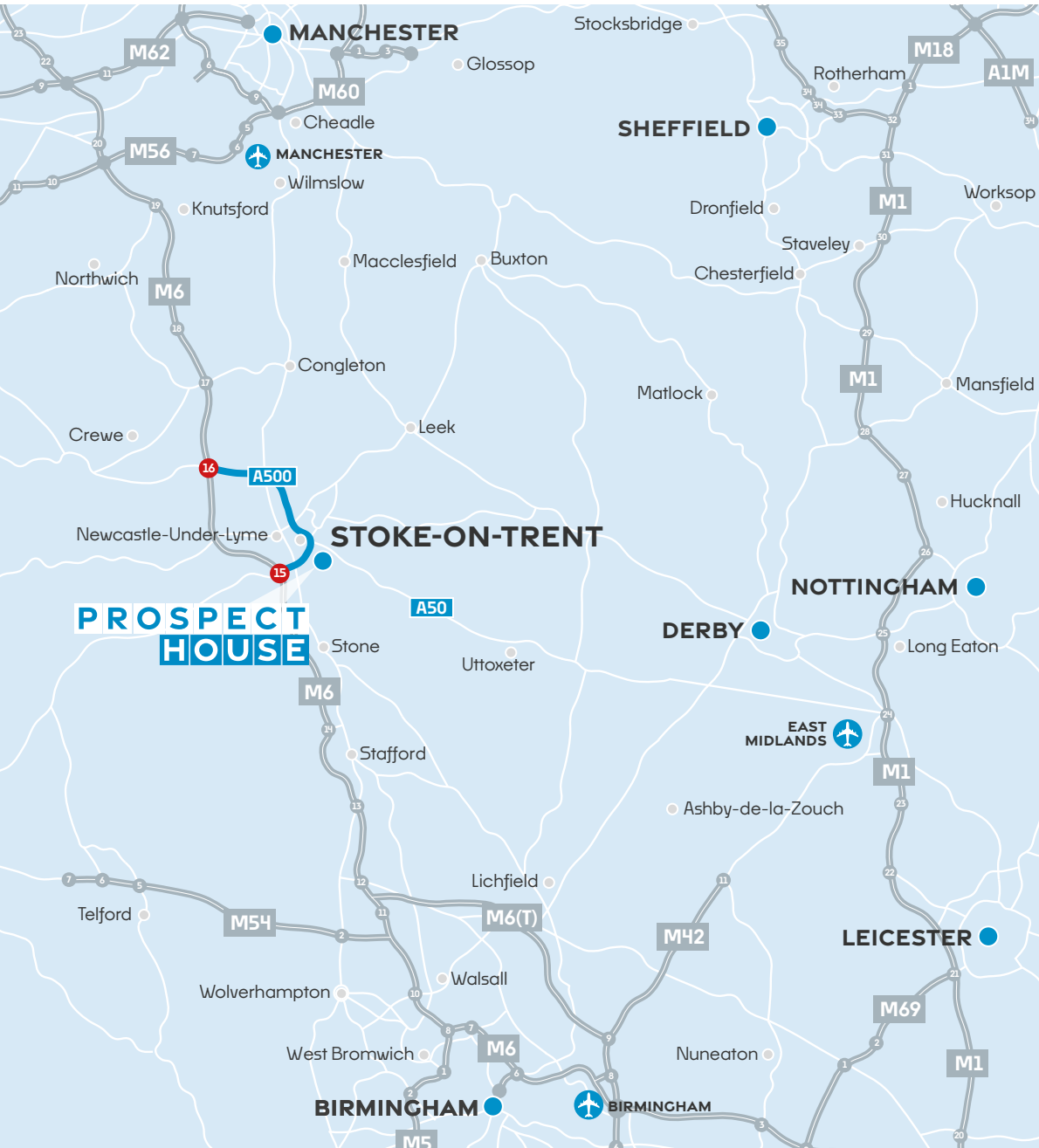


EXTENSION OPPORTUNITY


Subject to planning, there is scope to extend on multiple elevations given the low site coverage. Plans for an extension to the western elevation adding c.15,400 sq ft of accommodation (STP), alongside an additional 78 car parking spaces, are included below. Further details are available on request.


Owing to its excellent location and given the design of the existing building, the property also lends itself well for conversion to a manufacturing / logistics facility (subject to planning).





 > Stoke-on-Trent station
1.5 miles

 > Manchester Piccadilly
40 minutes
> Birmingham New Street
50 minutes

 > Crewe
22 minutes
> Congleton
24 minutes
> Stafford
25 minutes

 > Manchester Airport
45 mins

LOCATION

The city of Stoke-on-Trent is located in the North Midlands, approximately 43 miles south of Manchester, 45 miles north of Birmingham and 163 miles north west of London and is strategically situated within a 1 hour travel time of many of the UK's major cities.

Stoke-on-Trent railway station is located approximately 1.5 miles north of the Property and sits on the West Coast Mainline providing fast and frequent rail services to Manchester Piccadilly in 40 minutes, Birmingham in 50 minutes and London Euston in just 90 minutes. Direct trains to London depart up to three times an hour from Stoke-on-Trent and take as little as 1 hour 24 minutes.

Four international airports are located within one hour's drive of Stoke-on-Trent. These are Manchester, Birmingham, East Midlands and Liverpool John Lennon all of which fly daily to national, European and International destinations.



STOKE-ON-TRENT

TO M6 J15

TO M6 J16

PROSPECT
HOUSE

M&S
EST. 1884

Dunelm

GXO

STOKE CITY
FC

A500

Dunelm

A500

Ford

A50

Hydroxycare
Express

PORTMEIRION GROUP

MKM
BUILDING SERVICES

ALDI

TOYOTA

webuyanycar.com

LAND
ROVER

pets
at home

BRITANNIA
FOR LIFE AND LIVING

POWER
LEAGUE

StairBox
We make stairs. Easy.

Argos

StairBox

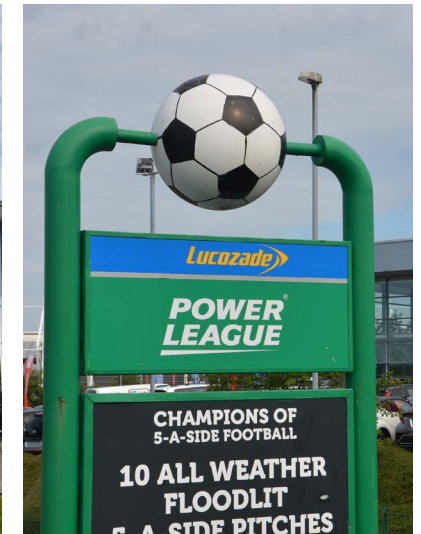
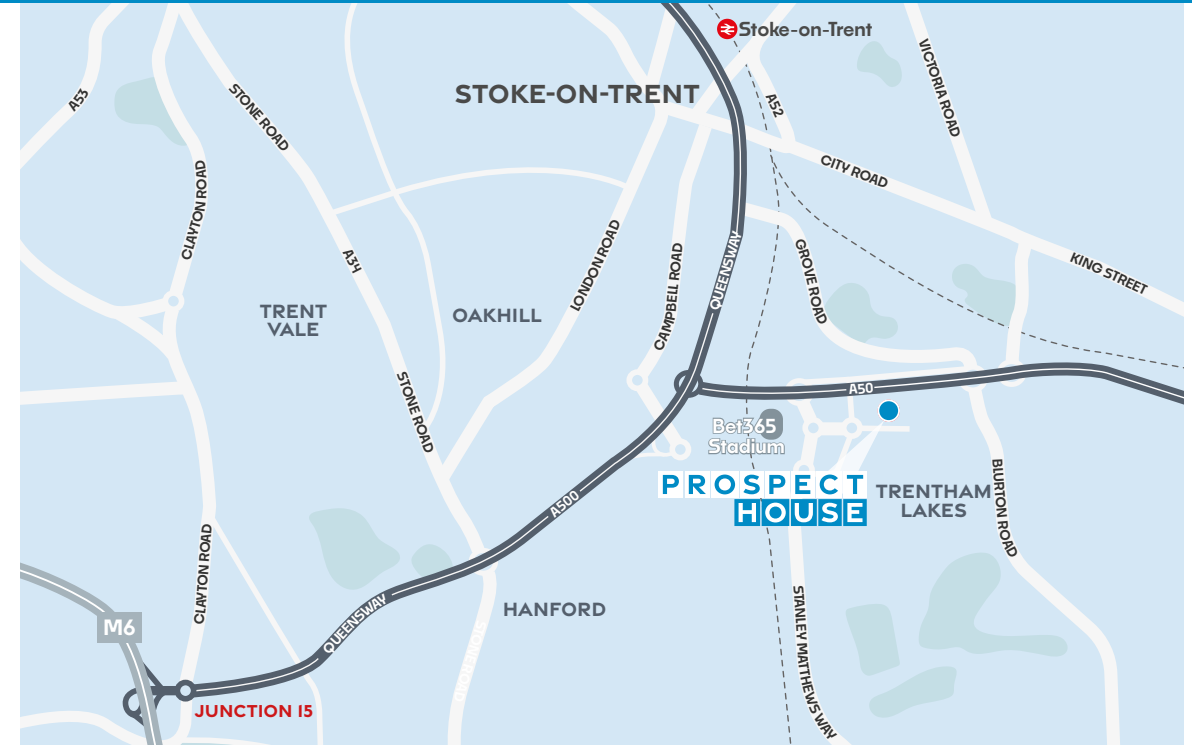
DWK LIFE SCIENCES
DURAN WHEATON KIMBLE

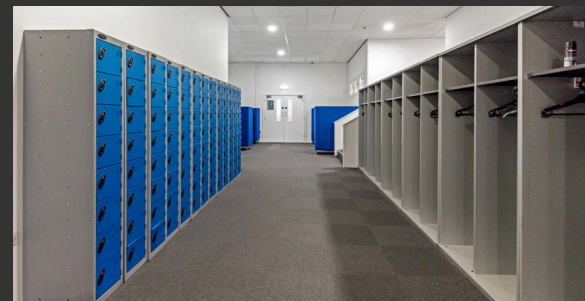
SITUATION/ AMENITIES

The attraction to Trentham Lakes is partly due to the fast and easy access to the UK's motorway network and key trunk roads. The Property is positioned just off the A50, a major route running east to west across the Midlands linking the A500 with the M1 motorway at J23a.

The A500 (Queensway) is within 1 mile of the Property to the west and provides convenient access to J15 of the M6 motorway to the south (5 minutes-drive) and J16 to the north (14 minutes-drive). In addition, Prospect House is easily accessed via local bus routes as there is a stop on Gordon Banks Drive directly outside the property.

Trentham Lakes also offers excellent amenities including Harvester Pub/Restaurant, Power League, Holiday Inn and Nuffield Health (Gym).







VAT

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

TENURE

The property is available via new lease direct with the landlord.

EPC

C (70).

ANTI-MONEY LAUNDERING REGULATIONS

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 leasing entity.

VIEWINGS

Viewings by arrangement only.

For further information or to arrange an inspection, please contact:

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