

Lot 61, Unit 2 Whittle Court, Hanley, Stoke on Trent, Staffordshire ST1 2QE

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Office Opportunity

- Attractive Two Storey Office with 15 Parking Spaces
- Situated on an Established Office Park
- Active Management Opportunity
- 500m North of the Potteries Shopping Centre

Lot

61

Auction

21st September 2023

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

4 miles east of Newcastle-under-Lyme, 35 miles south of Manchester, 45 miles north of Birmingham

Roads

A50, A53, A500 (Queensway)

Rail

Stoke-on-Trent Railway Station

Air

Manchester Airport

Situation

Hanley is the principal retailing centre of Stoke on Trent. The property is situated on the modern office development Whittle Court, just outside of Hanley Town Centre. Whittle Court benefits from Town Road (B5047) giving direct links into the heart of the town centre and the A500 (D Road). The property is approximately 500 metres north of The Potteries Shopping Centre with 90+ stores including Footasylum, H&M, JD Sports, Lush, New Look and Primark.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a well appointed mid-terrace office building with office accommodation on the ground and first floor. The office benefits from open planned floor spaces with Air Conditioning, suspended ceilings, with insert lighting, perimeter trunking and carpeted floors. The property also benefits from 15 allocated car parking spaces to the front and side of the building.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	164.20	(1,767)	VACANT POSSESSION
First	Office	179.20	(1,929)	
Total Approximate Floor Area		343.40	(3,696)	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/12724379000>)

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Freehold Office Opportunity

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September 2020