For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





Freehold Office Opportunity

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

### **Property Information**

Freehold Office Opportunity		Location		Description	
<ul> <li>Attractive Two Storey Office with 15 Parking Spaces</li> <li>Situated on an Established Office Park</li> <li>Active Management Opportunity</li> <li>500m North of the Potteries Shopping Centre</li> </ul>		Miles Roads Rail	4 miles east of Newcastle-under-Lyme, 35 miles south of Manchester, 45 miles north of Birmingham A50, A53, A500 (Queensway) Stoke-on-Trent Railway Station	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.	
Lot 34	Auction 13th December 2023	Air Situation	Manchester Airport	VAT	
Vacant Possession Sector Office	Status Available Auction Venue Live Streamed Auction	on the mode Centre. Wh the heart of approximate	e principal retailing centre of Stoke on Trent. The property is situated ern office development Whittle Court, just outside of Hanley Town ittle Court benefits from Town Road (B5047) giving direct links into the town centre and the A500 (D Road). The property is aly 500 metres north of The Potteries Shopping Centre with 90+ ding Footasylum, H&M, JD Sports, Lush, New Look and Primark.	VAT is applicable to this lot. Completion Period Six week completion	

Tenure			
Freehold.			
EPC			
Band C			

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.



For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

#### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	164.20 179.20	(1,767) (1,929)	VACANT POSSESSION
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)

Freehold Office Opportunity



For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





Freehold Office Opportunity

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





Freehold Office Opportunity

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





Freehold Office Opportunity

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





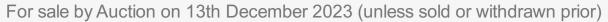
Freehold Office Opportunity

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

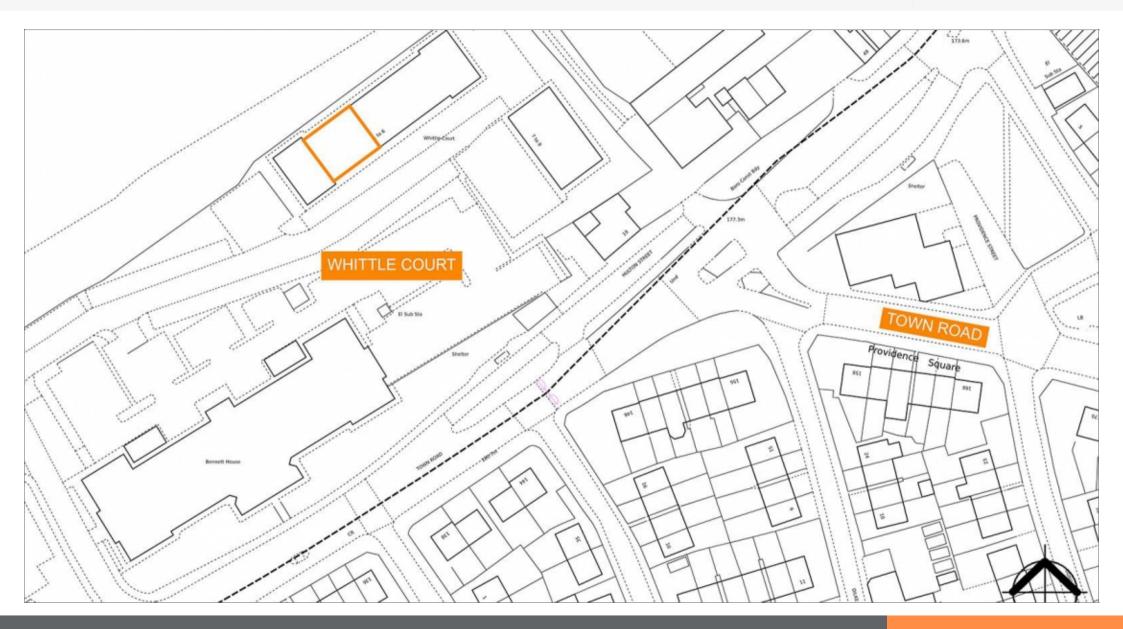




Freehold Office Opportunity







Freehold Office Opportunity

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



#### Contacts

Acuitus

Seller's Solicitors

John Mehtab +44 (0)20 7034 4855 +44 (0)7899 060 519 john.mehtab@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk Burness Paull LLP 31 York Street Glasgow G2 8AS

Michael Thom 0141 273 6865 Michael.Thom@burnesspaull.com

#### **Misrepresentation Act**

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(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 as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020