

# Lot 34, Unit 2 Whittle Court, Hanley, Stoke on Trent, Staffordshire ST1 2QE

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Freehold Office Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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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

34

#### Auction

13th December 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 First	Office Office	164.20 179.20	(1,767) (1,929)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>343.40</b>	<b>(3,696)</b>	

(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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## Contacts

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