

# FOR SALE

MODERN OFFICE PREMISES – AVAILABLE AS A WHOLE OR INDIVIDUALLY

3-6 WHITTLE COURT, TOWN ROAD, HANLEY, STOKE-ON-TRENT, ST1 2QE



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)



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### LOCATION

The premises are 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 the A500 (D Road).

The A500 dual carriageway connects to the wider Stoke on Trent town 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, 5 miles.

Intu Potteries Shopping Centre is within 0.4 miles and Town Road is on the main bus route through the city.

### DESCRIPTION

The property comprises four self-contained, two storey, brick-built office buildings with a mixture of open plan and partitioned space. There is an entrance area to each with WCs and kitchen with a staircase providing access to the first floors. Currently there is connecting internal doorways between each floor of units 4-6 and a first floor doorway connecting unit 3-4 internally.

The space benefits from suspended ceilings throughout incorporating a mixture of fluorescent and LED lighting, perimeter trunking and raised floors in part and air conditioning.

Externally there is allocated parking spaces per building.

### TENURE

The buildings are available to purchase on a freehold basis.

ACCOMMODATION	SQ M	SQ FT	PARKING	EPC RATING
Unit 3	182.26	1,962	7	B (35)
Unit 4	153.47	1,652	9	B (34)
Unit 5	153.47	1,652		B (28)
Unit 6	210.69	2,268		B (36)
Total NIA Units 5/6	370.20	3,985	21	
Total NIA Units 3-6	<b>705.94</b>	<b>7,599</b>	<b>37</b>	



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### Unit 3



### Unit 4



### Unit 5-6



#### PRICE

On application

#### BUSINESS RATES

The premises has a rateable value of £46,500 (2023 listing). We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 234234).

#### SERVICES

Electric and water services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to confirm the suitability of these.

#### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. The cost of this is additional to the rent. Further details are available upon request.

#### LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

#### VAT

All prices quoted are exclusive of VAT which is applicable.

#### MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.

#### CONTACT

**Becky Thomas** T: 01782 202294 E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU

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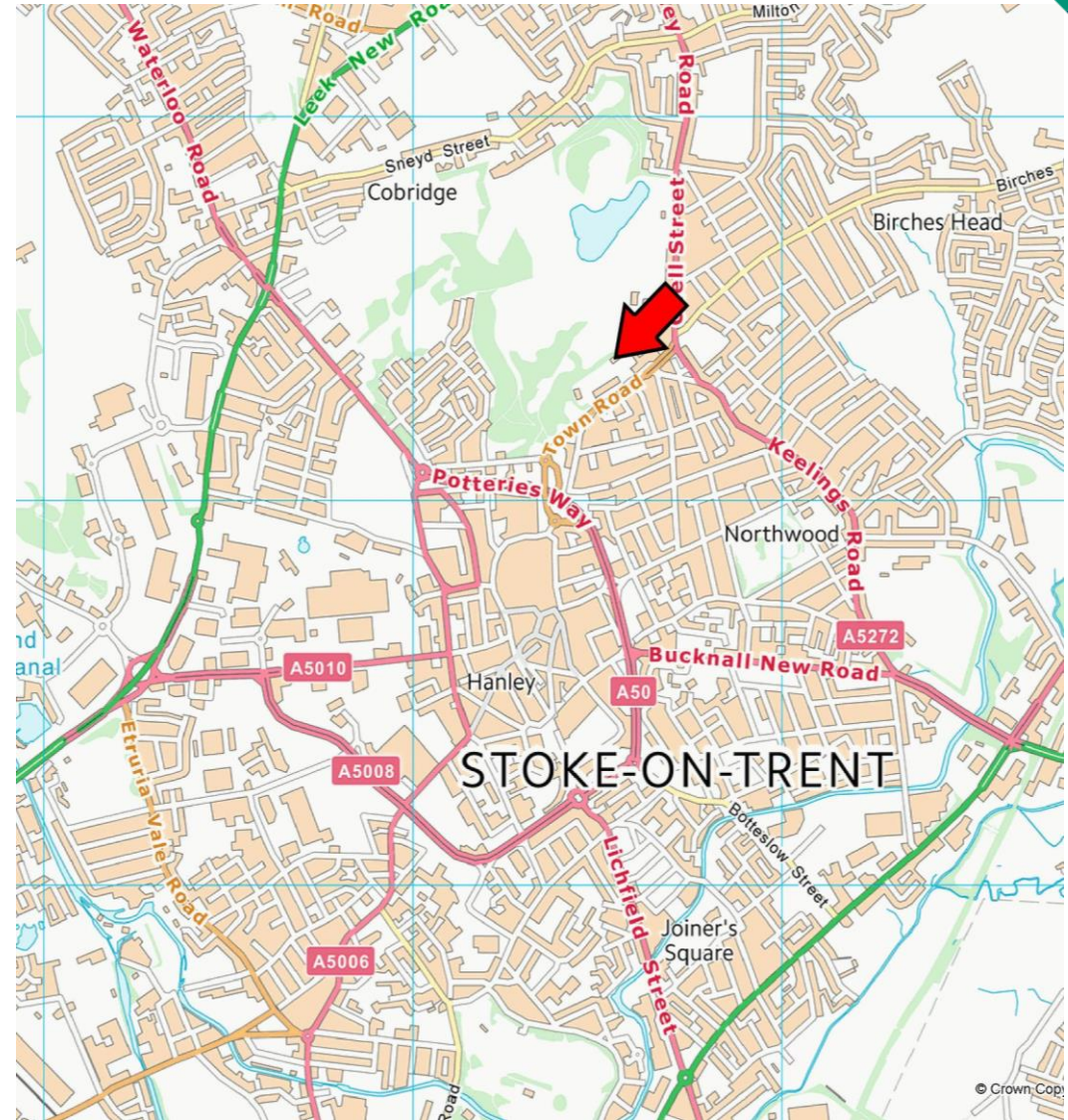
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**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.