

ONE - SIX

WHITTLE COURT

TOWN ROAD • HANLEY • STOKE-ON-TRENT



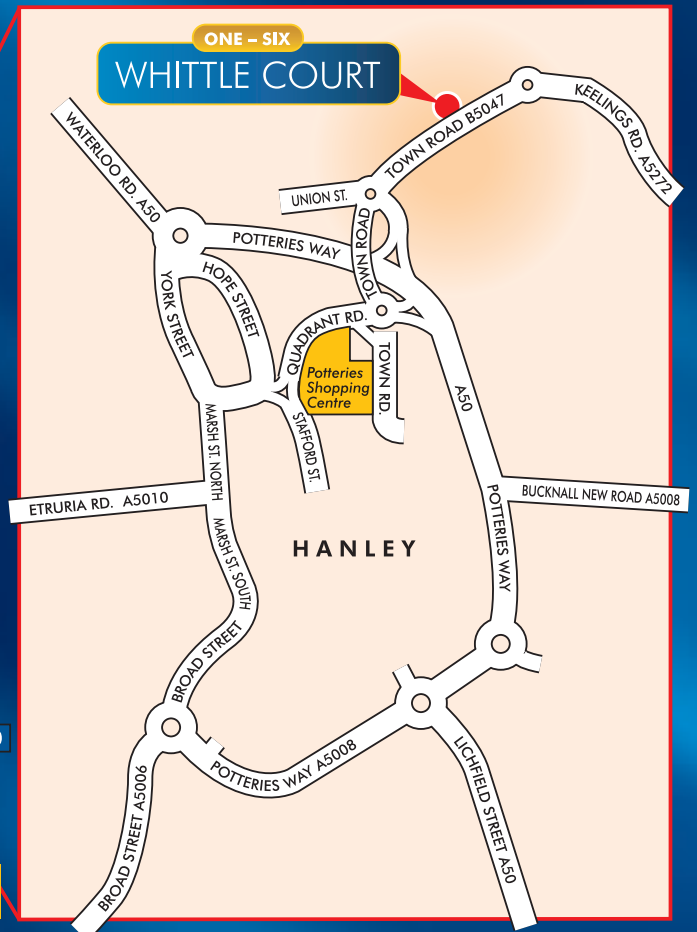
TO LET

HIGH QUALITY OFFICE ACCOMMODATION

1,950 sq.ft. (181 sq.m.) - 15,224 sq.ft. (1,414 sq.m.)

Approximate Gross Internal Area

- Flexible office space with ability to sub-divide
- Fully air conditioned throughout
- Total of 59 on-site parking spaces
- Within 1/4 mile of Hanley Ring Road (Potteries Way)



FOR SATELLITE NAVIGATION PLEASE USE POSTCODE: ST1 2QE

Location

Whittle Court is conveniently situated on Town Road, a 5 minute walk north of the regional shopping centre of Hanley, which includes a wide range of both leisure and shopping facilities, including the Potteries Shopping Centre. A variety of bus services run from Hanley Bus Station and Stoke-on-Trent Railway Station provides regular services to London Euston (1 hour, 50 minutes), Manchester, Crewe, Stafford and Derby.

Stoke-on-Trent is strategically situated on the M6 corridor accessed from Junctions 15 and 16 approximately midway between Manchester and Birmingham (45 miles).

Description

Whittle Court was constructed recently by Gladman Developments and comprises a two-storey office building providing a variety of open-plan and partitioned office space. The premises have been constructed to a high standard throughout and the general specification incorporates the following features:-

- Fully air-conditioned
- Suspended ceilings with Category II lighting
- uPVC double glazed windows
- Perimeter trunking
- Ample toilet and kitchen facilities
- 59 car parking spaces with further spaces available by negotiation.

Accommodation

Office available from 1,950 sq.ft. (181 sq.m.) to 15,224 sq.ft. (1,414 sq.m). Floor areas calculated on gross internal basis.

Tenure

The premises are available on a new lease for a term of years to be agreed.

Rental

On application.

Rating Assessment

The building currently has a rateable value of £98,500 (2005 listing).

Service Charge

A service charge is levied for the maintenance of common areas. Further details can be provided by the letting agents.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly via prior appointment with the joint letting agents.

Important Notice:

Harris Lamb & Louis Taylor act for the vendors or lessors of this property whose agents they are, give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Harris Lamb & Louis Taylor has any authority to make or give any representations or warranty whatsoever in relation to this property.

Designed and produced by Newmans Limited. 0121 580 8220
REF:7057 March 2007

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