

TO LET/MAY SELL

SENATE HOUSE ETRURIA ROAD, HANLEY, STOKE ON TRENT, ST1 5NS

harrislamb
PROPERTY CONSULTANCY



RETAIL / TRADE / WAREHOUSE UNIT

15,425 sq ft (1,432.9 sq m) (Approx. Gross Internal Area)

- Former Retail Showroom
- Prominent Frontage on to Etruria Road
- Refurbished and Re-clad Building

LOCATION

The premises are situated fronting the busy Etruria Road approximately 0.5 miles from the City Centre (Hanley). Etruria Road provides access to the A500 D Road which in turn gives dual carriageway access to a variety of arterial roads in the area and also junctions 15 and 16 of the M6 Motorway.

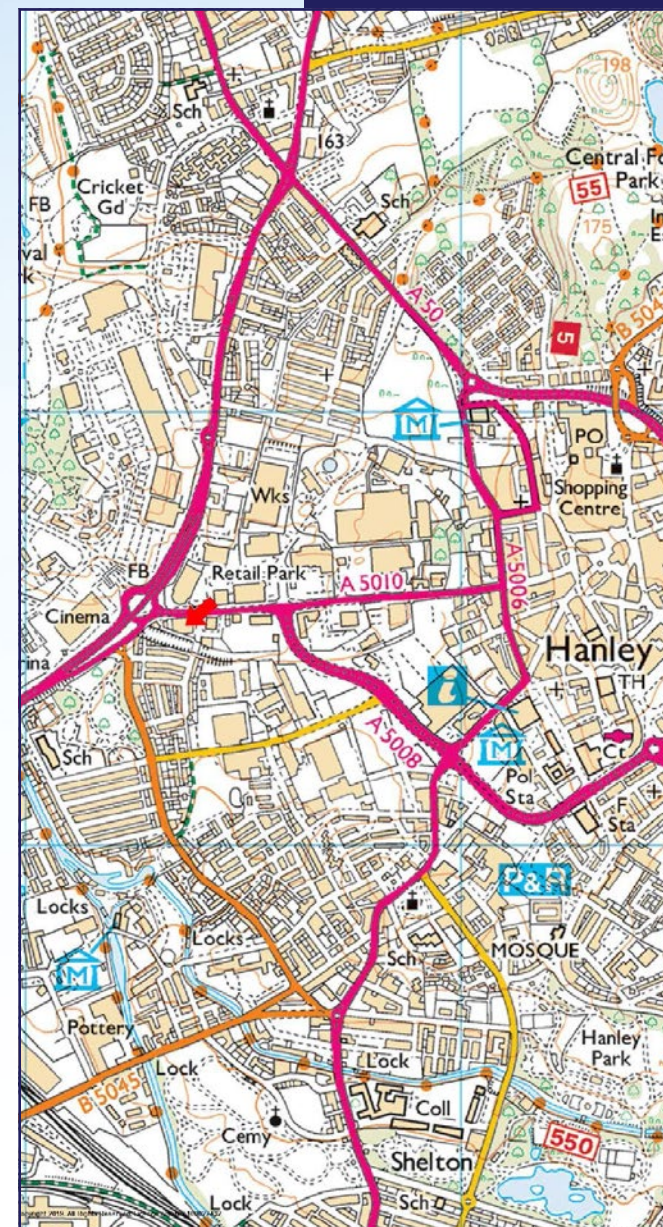
The Octagon Retail Park and Century Retail Park are on the opposite side of Etruria Road accommodating a broad mix of retailers to include Sofology, Mecca Bingo, DFS, Oak Furnitureland, Burger King and Sports Direct. The new Etruria Mills development lies a short distance to the east and is home to TGI Fridays, Costa and Nandos.

DESCRIPTION

Senate House comprises a detached two bay steel portal frame building with brick / clad elevations and a pitched roof incorporating roof lights above. The building has recently been refurbished and re-clad.

Internally there are toilets and offices with loading access via a loading door in the side elevation.

There is car parking / yard to the front, side and rear of the building.



ACCOMMODATION

Senate House has a gross internal floor area of approximately 15,425 sq ft (1,432.9 sq m).

Consideration may be given to divide the building to form two units.

TENURE

The building is available by way of new full repairing and insuring lease on terms to be agreed.

Alternatively, consideration will be given to sell the freehold.

RENT / PRICE

Rent - £99,500 per annum exclusive.

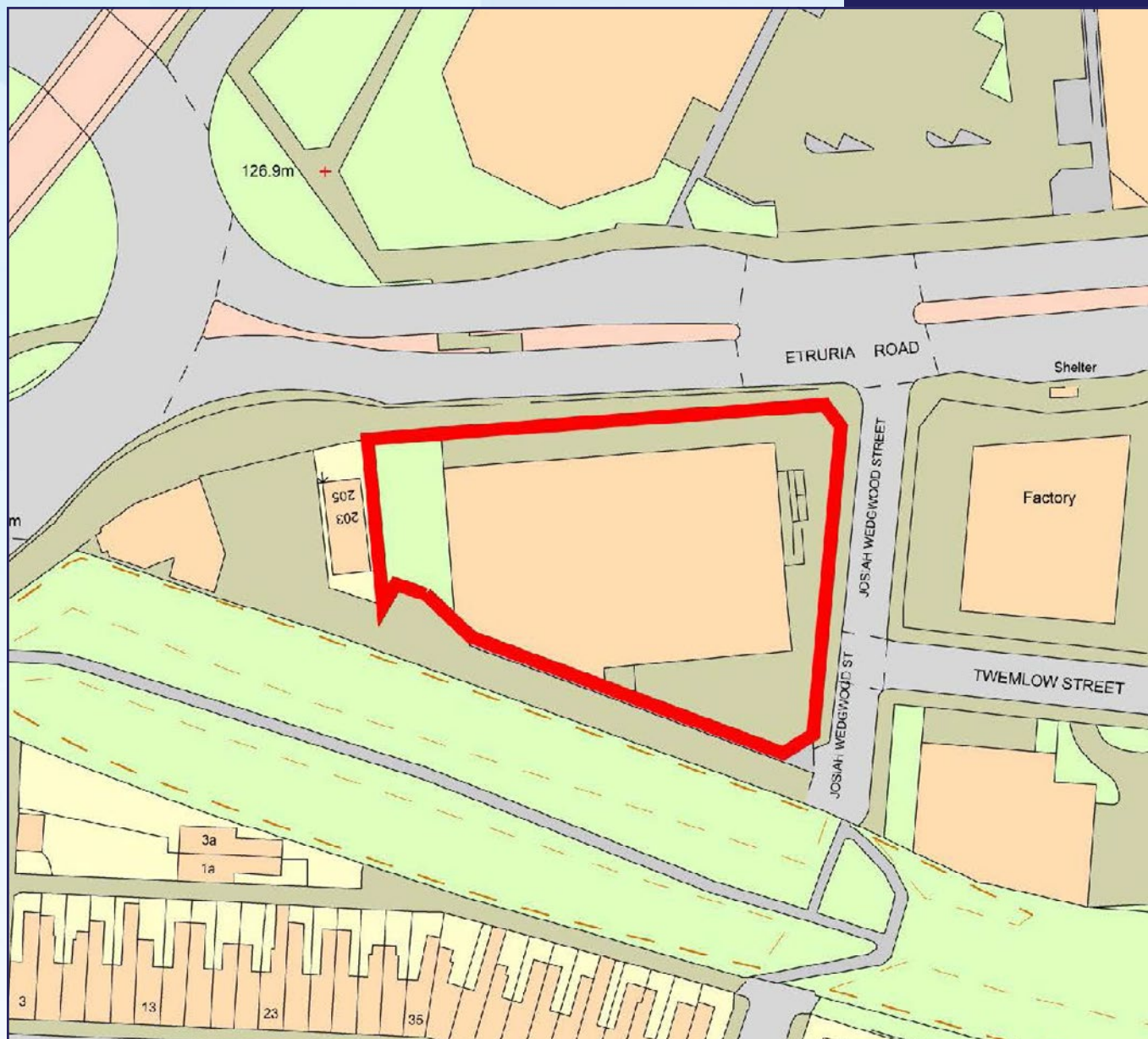
Price - £1,500,000 exclusive.

RATING ASSESSMENT

Further details available from the agent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – E(118)



For Identification Purposes Only

PLANNING

The building was previously used for retail of bulky goods and storage. There is potential for a variety of uses to include retail, trade and industrial subject to obtaining the relevant planning permission.

Interested parties are advised to make their own planning enquiries to Stoke on Trent City Council on 01782 456789.

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.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT

Ref: ST1127

Date: 10/19

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