

TO LET/MAY SELL

THE QUADRANT HANLEY, STOKE-ON-TRENT, ST1 2QD

harrislamb
PROPERTY CONSULTANCY



FIRST FLOOR OFFICE PREMISES

1,301 – 2,768 sq ft (120 - 257 sq m) (Approx. Net Internal Area)

- Town Centre Location
- Frontage onto Ring Road
- Can be Leased Separately or Combined
- Suitable for Conversion to Residential, Subject to Planning

**YEAR 1 RENTS FROM £325
PER MONTH (SUBJECT TO TERMS)**

LOCATION

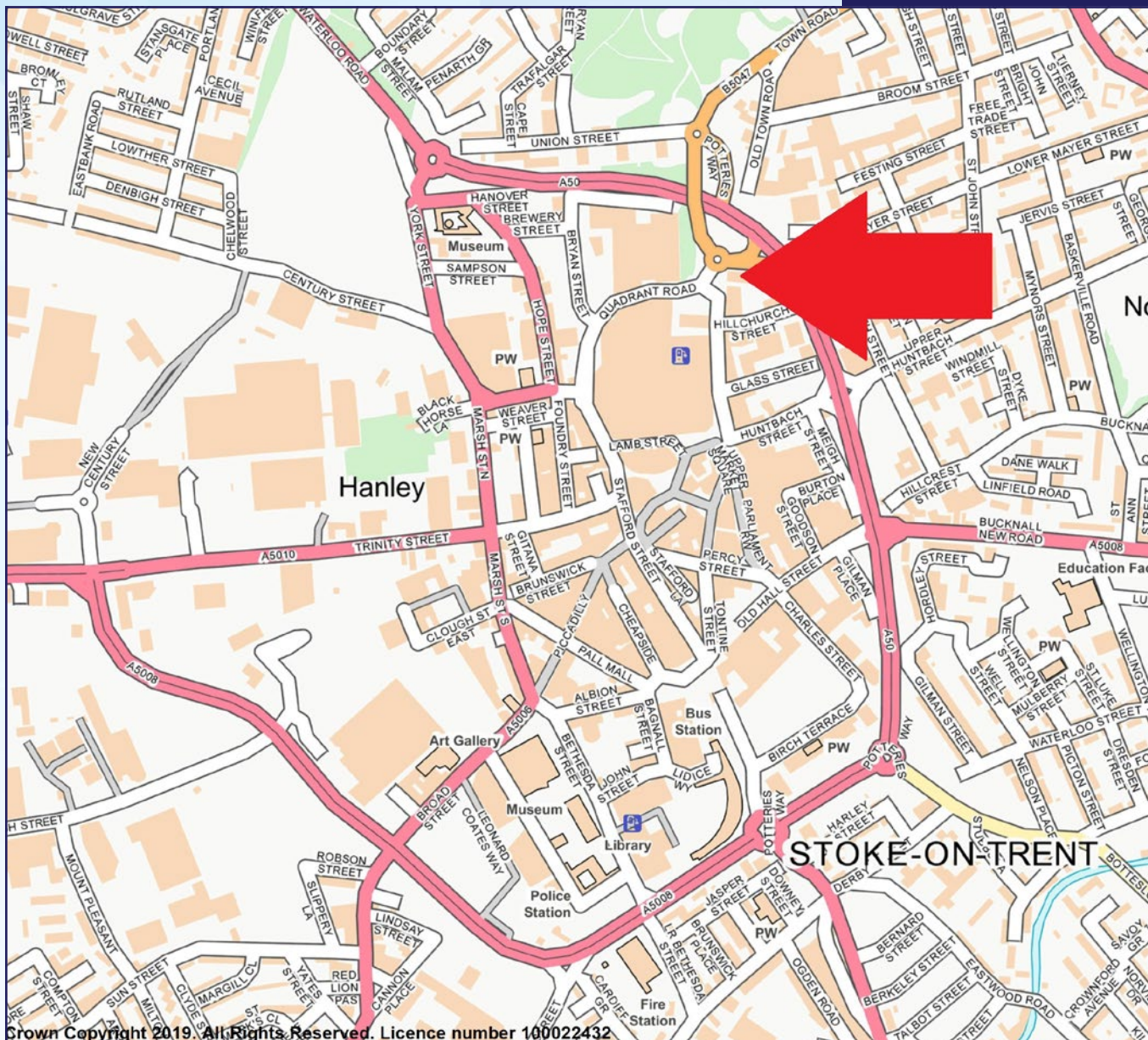
The Quadrant is prominently located on Town Road just off Potteries Way (A50) which is one of the main arterial routes around Hanley Town Centre. This gives easy access to the A500 D road and Junction 15 of the M6 Motorway.

The Quadrant is close to the Potteries Shopping Centre which accommodates many retailers including Next, Debenhams and Primark.

DESCRIPTION

The suites comprise first floor office accommodation accessed from a central staircase via intercom to each suite.

Both suites benefit from a mixture of open plan and partitioned areas, suspended ceilings incorporating recessed fluorescent lighting, electric heating and carpeted floors. Each suite benefits from W/Cs and kitchen.



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ACCOMMODATION

| | SQ M | SQ FT |
|--|---------------|--------------|
| Suite 1 | 120.86 | 1,301 |
| Suite 2 | 136.28 | 1,467 |
| TOTAL Approx. Net Internal Area | 257.15 | 2,768 |

The suites can be taken separately or combined.

TENURE

The property is available on flexible lease terms to be agreed.

| | Rent Per Annum +VAT | EPC Rating | Business Rates (2017 listing) |
|---------|---------------------------|------------|-------------------------------------|
| Suite 1 | £7,800 | C (72) | £8,300 |
| Suite 2 | £8,800 | D (80) | £9,600 |

Year 1 rent from £3,900 per annum. Subject to a 5 year lease and covenant strength.

Alternatively, the landlord will consider a sale of the whole premises including the ground floor retail units on a freehold basis. Further information is available from the agents.



SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if 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.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the site. Further details are available upon request

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

VAT

All prices quoted are exclusive of VAT which will be chargeable.

VIEWING Strictly via sole agents

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PROPERTY CONSULTANCY

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SUBJECT TO CONTRACT

Ref: ST1128

Date: 09/19

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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