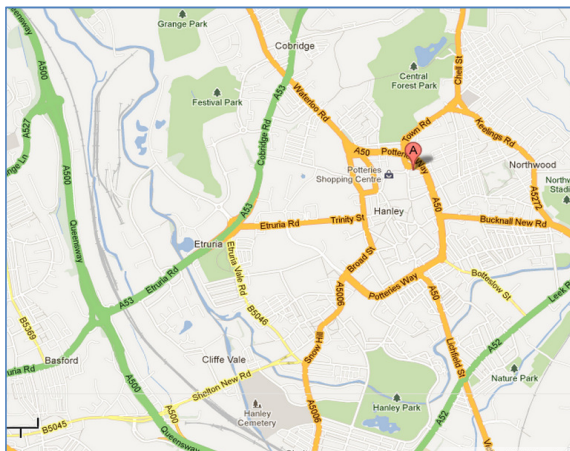


THE QUADRANT, HANLEY, STOKE ON TRENT, ST1 2QQ



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 HMV.

Description

The available unit comprises ground floor retail space with a glazed shop front. To the rear of the retail sales area there is a variety of toilet and office accommodation.

Accommodation

	Sq.ft	Sq.m
Unit 1	1,055	98
Unit 5	638	59
Unit 6	727	67

Units 5 & 6 are currently combined giving an area of 1,365 sq ft (126 sq m) however, these can be split into the areas provided above.

Tenure

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

Rent

Units available from £2 per sq ft in year 1, subject to lease terms. Terms available from the agents.

RATING

We advise all interested parties to make enquiries with Stoke on Trent City Council for further details.

SERVICE CHARGE

A service charge is levied for the maintenance of communal areas and security. Further details 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.

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

Please contact the sole agents:

Becky Colclough
becky.colclough@harrislamb.com
Tel: 01782 272555



1.Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Harris Lamb in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition, its value or its ownership structure. Harris Lamb nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: Any guide prices quoted are exclusive of VAT. The VAT position relating to the property may change without notice.

Energy Performance Certificate
Non-Domestic Building
HM Government

Unit 5-7
The Quadrant
Town Road
STOKE-ON-TRENT
ST1 2QD

Certificate Reference Number:
0620-0332-5819-4194-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

70 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 209
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 118.86

Benchmarks

Buildings similar to this one could have rating as follows:

25 If newly built
66 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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harrislamb

PROPERTY CONSULTANCY

01782 272555

3 Lakeside Festival Park Stoke-on-Trent ST1 5RY

www.harrislamb.com

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