

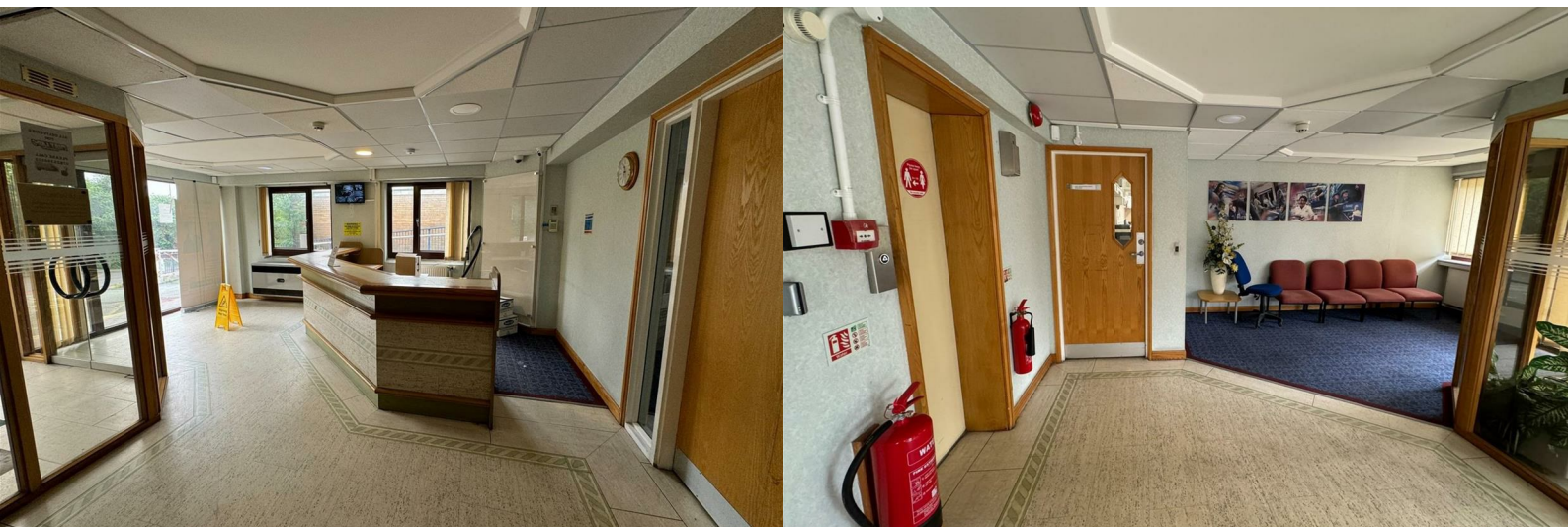


Office Suites at Wood House Etruria Road  
Hanley, Stoke-On-Trent, ST1 5NQ

From 493.00 sq ft



From £3,500 Per Annum



# Office Suites at Wood House Etruria Road Hanley, Stoke-On-Trent, ST1 5NQ



## Description

Wood House provides a range of offices on the first and third floors having the benefit of on site parking and lift access from the main reception area at the front of the building. The specification includes electric heaters, perimeter trunking and with female/male toilets on each floor.

## Location

Wood House is located on Etruria Road within walking distance from the Hanley. Etruria Road is one of the main arterial roads within the town centre connecting through to the A53 and A500 which links to the M6 and the wider motorway network. The property sits opposite Tesco and is within a short distance of Festival Park a leisure and retail destination.

## Accommodation

### FIRST FLOOR

Suite 17-22 - Office to side of building with windows: 493 Sq ft: £3,500 per annum

Rear Office/Store: Located at the rear of the building this former staff area and canteen is suitable for storage or call centre use: 646 Sq ft: £2,600 per annum

Suite 1-16 - Office accommodation includes four office rooms, kitchen and storage: 2,560 square foot: £17,000 per annum

### THIRD FLOOR

A range of offices requiring improvements: 1,116 Sq ft: £7,500 pa - LET AGREED

## Services

All mains services are available subject to any reconnection which may be necessary.

## Rating

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## EPC

Energy Performance Certificate number and rating is C(52)

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Tenure - Leasehold

A new lease on terms to be agreed from 12 months upwards. 3 years or greater preferred.

### Service Charge

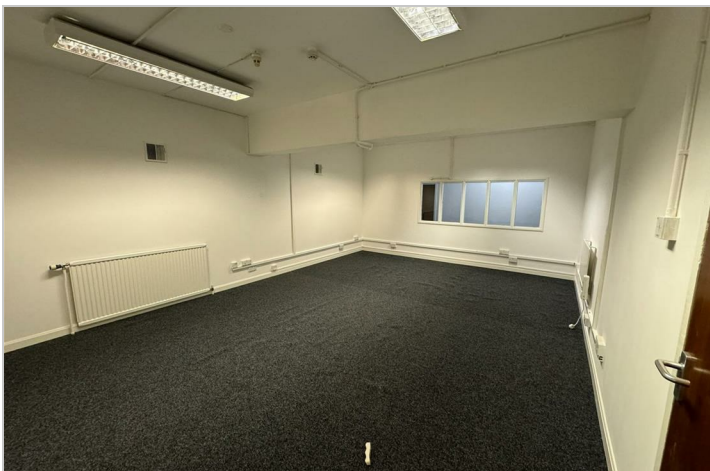
A service charge of £2.80 psft is payable to cover costs associated with cleaning and lighting of communal areas and basic maintenance of these.

### VAT

We have been advised Vat is applicable to this property.

### Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.



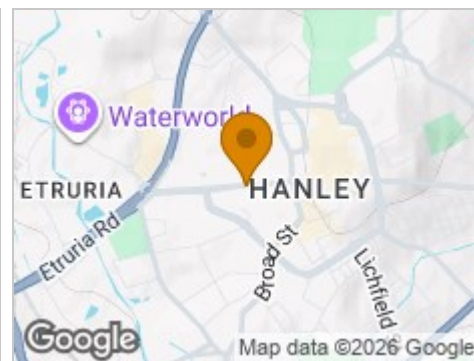
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Sorry, Floor Plans are not available for this property

**butters john bee** <sup>bjb</sup>  
commercial

## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.