



## Site At Wilfred Place

Hartshill, Stoke-on-Trent, ST4 7LL

Price £300,000

9790.00 sq ft

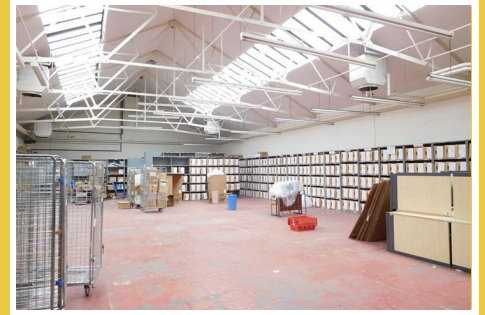




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## Description

The property comprises a ground and first floor office building which is located to the front of the site and forms a series of offices with kitchen on the ground floor as well as male and female toilets. Stairs lead to the first floor where there are effectively four further offices.

Gates lead into the main site which has a number of buildings running along the northern boundary of brick construction with slate covered roofs and skylights. We believe that the buildings provide open space with double timber door access. We believe there is also some first floor accommodation within the buildings.

## Location

The site is located on Wilfred Place, a minor estate road just off Queens Road, which provides access onto the A52 Hartshill Road. There is also good access via other roads onto the A34 dual carriageway, which is a major route through Newcastle-under-Lyme. The A52 provides good access into Stoke Town Centre as well as the A500, an urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway.

Newcastle-under-Lyme is the administrative centre for the Borough of Newcastle-under-Lyme which provides major retail and leisure facilities and the subject site is close to its boundary, however the site is within Stoke-on-Trent which is a City and unitary authority. The main City Centre is Hanley

which is approximately two and a half miles from the premises where there are also major retail and leisure facilities.

Stoke-on-Trent City Centre is polycentric and was formed as a federation of six towns in 1910. Stoke-on-Trent was the home of the pottery industry and although many of the famous names have been lost, the pottery industry still has a presence in the City including Steelite, Emma Bridgewater and Wedgwood.

## Accommodation

### Office Building

#### Ground Floor

Entrance Hall 130 sq.ft (12.13 sq.m)

Office 212 sq.ft (19.75 sq.m)

Staff Room 217 sq.ft (20.19 sq.m)

Kitchen 111 sq.ft (10.31 sq.m)

Store 48 sq.ft (4.48 sq.m)

Male and Female Toilets

#### First Floor

Staff Room 359 sq.ft (33.39 sq.m)

Kitchen 55 sq.ft (5.13 sq.m)

Office 107 sq.ft (9.96 sq.m)

Office 221 sq.ft (11.28 sq.m)

**TOTAL NET FLOOR AREA 1,360 sq.ft (126.62 sq.m)**

Warehouse 6,398 sq.ft (594.61 sq.m)

Store 812 sq.ft (75.48 sq.m)

Ground Floor73468.24  
First Floor73468.24  
Ground Floor24722.98  
First Floor24722.98  
Ground Floor30929.78  
First Floor30929.78  
TOTAL NET FLOOR AREA9790910.09

TOTAL SITE AREA0.61 Acres0.25 Ha

Services

We understand that all mains services are connected to the property.

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.

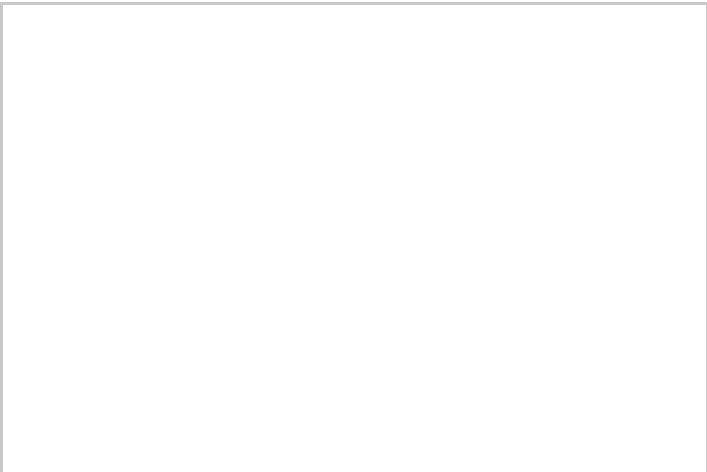
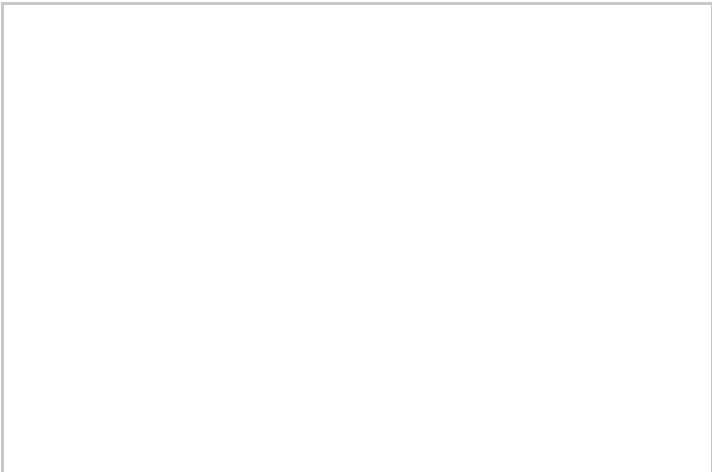
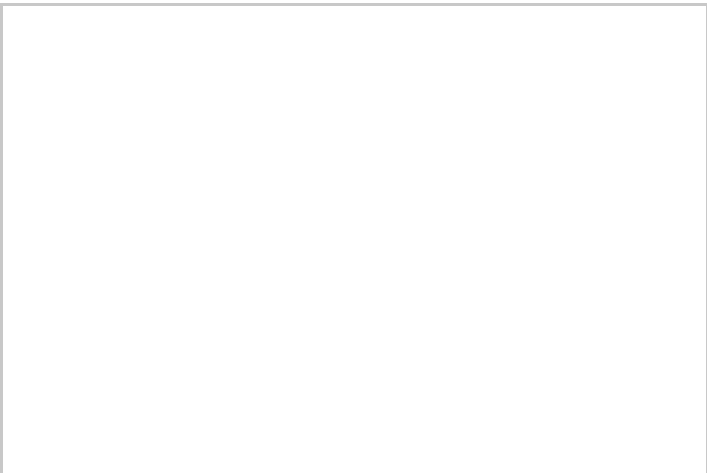
Proof of Identity

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. Where a

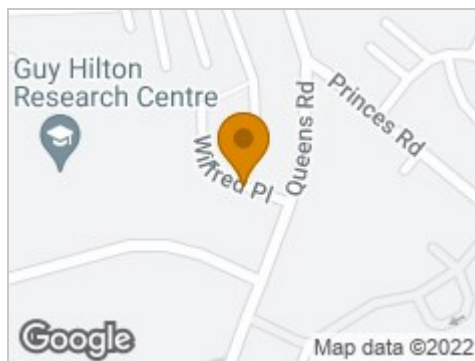
property is due to go to auction, all bidders will be required to register prior to auction.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ  
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



## 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.

## Energy Efficiency Graph

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.