



Office Suites at Wood House

Hanley, Stoke-On-Trent, ST1 5NQ

£2,500 Per Annum



370.00 sq ft

Wood House provides a range of offices on the ground and first floor 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.

Suites ranging from 370 Sq ft to 2,560 Sq ft



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 & Rent

GROUND FLOOR:

Unit 1 - Located at the front of the building with windows, 1 larger office room, 3 smaller office rooms , kitchen and storage : 1,352 sq ft : £10,000 per annum

FIRST FLOOR:

Suite 32-34 - Corner office with windows to both sides: 370 Sq ft : £2,500 per annum

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

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.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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