

# **Hanley** **Wood House** **Etruria Road** **Staffordshire** **ST1 5NQ**

- **Freehold Multi-Let Office Investment**
- Comprises 1,628.25 sq m (17,527 sq ft) of accommodation with 73 car parking spaces
- Fully let, tenants include Reed in Partnership Ltd, Lifeline Projects and Savana Inc Ltd
- Prominent location on A5010, close to Hanley town centre and A53
- Total Current Rents Reserved  
**£90,688.25 pa**



**Tenure**  
Freehold.

## **Location**

Hanley, together with Stoke-on-Trent, has a population of some 240,000 and forms part of the extensive Potteries conurbation. The town is located some 40 miles south of Manchester and is situated at the junction of the A50 and A500, a short distance east of the M6 Motorway (Junction 15). The property is well situated on the north side of Etruria Road (A5010), on the edge of the main retailing area in the town centre, and a short distance east of its junction with the A53. There is a Tesco Extra superstore directly to the south, whilst a Sainsbury's supermarket is adjacent. Other occupiers close by include Premier Inn, Quality Hotel, Age UK, Genting Club Casino, Grosvenor Casino, Mecca Bingo, Staples and numerous retailers within Octagon Retail Park.

## **Description**

The property is arranged on ground and three upper floors to provide an office building, which benefits from a 6-person passenger lift and separate goods lift, air conditioning and WCs on each floor. Externally, there are some 73 car parking spaces to the rear.

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificate**

EPC Rating 99 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Third Floor	Savana Inc Ltd ( <a href="http://www.savana.org.uk">www.savana.org.uk</a> )	Ground Floor	5 years from 01.04.2015 Tenant break option at the end of the 3rd year FR & I	£14,000 p.a.	Reversion 2020
		Third Floor			
Suite 1 – First Floor	APT Health & Safety Training Solutions Ltd ( <a href="http://www.apthealthandsafety.co.uk">www.apthealthandsafety.co.uk</a> )	First Floor	3 years from 01.04.2015 FR & I	£18,500 p.a.	Reversion 2018
Suite 2 – First Floor	Reed in Partnership Ltd ( <a href="http://www.reedinpartnership.co.uk">www.reedinpartnership.co.uk</a> )	First Floor	3 years from 11.11.2016 Tenant break option at the end of the 2nd year FR & I	£18,500 p.a.	Reversion November 2019
Suite 2A – First Floor	PSX Digital Ltd	First Floor	Rolling Licence from 01.07.2015 (1)	£3,188.25 p.a.	
Second Floor	Lifeline Project ( <a href="http://www.lifeline.org.uk">www.lifeline.org.uk</a> )	Second Floor	4 years from 01.11.2015 Tenant break option at the end of the 3rd year FR & I	£36,500 p.a.	Fixed annual rent increases year 3 £38,500 p.a. year 4 £44,500 p.a.
		<b>Total</b>	<b>1,628.25 sq m (17,527 sq ft)</b>	<b>Total £90,688.25 p.a.</b>	

(1) The licensee has agreed to enter into a 3 year lease from 1st December 2016 at the same rent, subject to a tenant break option at the first anniversary. Please refer to the legal pack for further information.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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