

FOR SALE

TELECOM HOUSE

TRINITY STREET, HANLEY, STOKE ON TRENT, ST1 5ND



OFFICES / CONVERSION / DEVELOPMENT OPPORTUNITY

102,000 sq ft (9,476 sq m) (Approx. Total Gross Internal Area)

- Substantial city centre office building
- Potential for conversion to residential (STP)
- 7 storey building plus basement
- May suit a variety of alternative uses (STP)

LOCATION

Telecom House is prominently located in Hanley which sits in the centre of the Potteries benefitting from good road links via the A500 to all main arterial roads in the area and to the M6 motorway at junctions 15 and 16.

Hanley accommodates the Potteries Shopping Centre providing a range of retail and leisure amenities with Hanley bus station lying approx. 0.25 mile to the south. Genr8 in partnership with Stoke on Trent City Council are developing the Smithfield mixed use scheme to the south of Telecom House which currently comprises over 200,000 sq ft of office accommodation, Clayworks, a 151 unit residential building and a 140 bed Hilton Garden Inn hotel.

The immediate surrounding area comprises a mix of commercial and retail uses with Tesco Extra to the west and the Best Western Hotel on the opposite side of Etruria Road. University Hospitals of North Midlands (UHM) have recently announced a £42m conversion of the former Sainsbury food store on Etruria Road to create a Community Diagnostics Centre due to open in 2025.

POSTCODE: ST1 5ND



DESCRIPTION

Telecom House comprises a substantial landmark city centre office building previously occupied by BT.

In summary:-

- 7 storey U shaped building plus basement space
- Central core providing 3 lifts and staircases
- Variety of open plan and partitioned areas
- Gas central heating
- Ability to split floor by floor or wing by wing



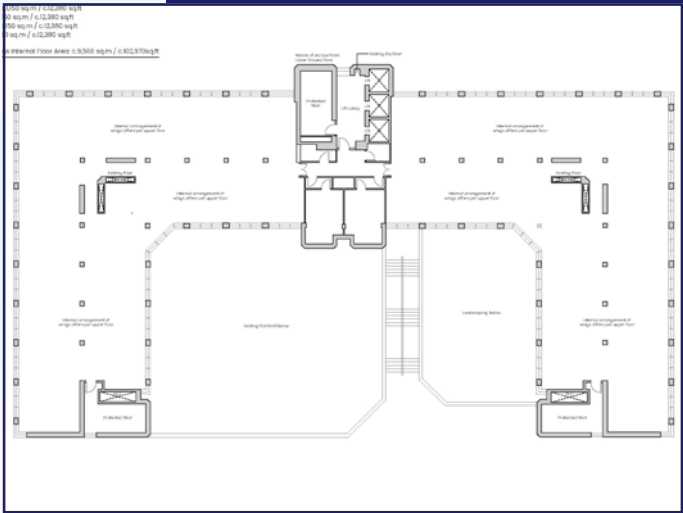
ACCOMMODATION

	SQ M	SQ FT
Basement	1,138	12,250
Lower Ground	1,528	16,447
Ground	1,150	12,380
First	1,150	12,380
Second	1,150	12,380
Third	1,150	12,380
Fourth	1,150	12,380
Fifth	1,150	12,380
TOTAL Approx. Gross Internal Area	9,566	102,970

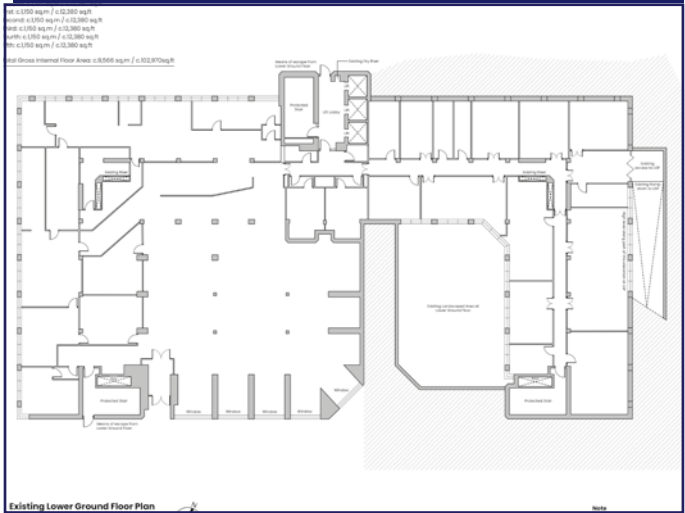
NOTE – The agents have relied on the floor areas above supplied by the vendor.



EXISTING UPPER FLOOR PLAN



EXISTING LOWER GROUND FLOOR PLAN



TENURE

Freehold.

PLANNING

The building is potentially suitable for a variety of alternative uses in addition to offices subject to obtaining the necessary planning permission.

The vendor is in the process of submitting a Prior Approval application to Stoke on Trent City Council for the conversion of the building from office to residential use through Permitted Development. Approximately 100 units will be proposed consisting of a mix of studio, 1 bed and 2 bed apartments.

Further details and plans available from the agents. Interest parties to make their own enquiries to Stoke on Trent City Council on 01782 234567.

PRICE

Offers invited for the freehold interest.

BUSINESS RATES

We advise that all parties contact the relevant local authority for the rateable value information.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available on request



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

TECHNICAL PACK

Access to a detailed technical pack of surveys is available on request.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1261 Date: 11/24

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On behalf of:

