

# FOR SALE

**MODERN OFFICE INVESTMENT – REDUCED PRICE**

3-6 WHITTLE COURT, TOWN ROAD, HANLEY, STOKE-ON-TRENT, ST1 2QE



Contact Becky Thomas: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

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### LOCATION

The premises are located in Stoke on Trent. The buildings were originally constructed by Gladman Developments in the late 1990s. Whittle Court is an office development on the outskirts of Hanley (City Centre).

Whittle Court is accessed from Town Road providing links to the City Centre and the A500 (D Road). Intu Potteries Shopping Centre is within 0.4 miles and Town Road is on the main bus route through the city.

The A500 dual carriageway connects to the wider Stoke on Trent towns and Newcastle under Lyme along with the M6 motorway and A50 dual carriageway. M6 Junction 15 is approximately 7 miles from the property and the A50, 5 miles.

Stoke-on-Trent is strategically located on the M6 corridor, midway between Manchester (34 miles north) and Birmingham (38 miles south).

### DESCRIPTION

The property comprises of four, interconnecting and recently refurbished office buildings. The building is two storey and of brick construction. Each unit has WCs, kitchen and entrance. The recent refurbishment included

- Reconfiguration to provide a mixture of open plan/partitioned space
- LED lighting
- Redecoration throughout
- New Kitchen
- Perimeter trunking/Raised floors
- Air conditioning
- Parking ratio 1:205 sq ft

### TENURE

The buildings are available to purchase on a freehold basis.

ACCOMMODATION	SQ M	SQ FT	ALLOCATED PARKING	EPC RATING
Unit 3	182.26	1,962		B (35)
Unit 4	153.47	1,652		B (34)
Unit 5	153.47	1,652		B (28)
Unit 6	210.69	2,268		B (36)
<b>Total NIA Units 3-6</b>	<b>705.94</b>	<b>7,599</b>	<b>37</b>	

### TENANCY AND COVENANT

The building is let to Consumer Brands Ltd (Company Number: 14757702) with a guarantor to NLC Group of Companies Ltd (Company Number: 02986906).

The tenant holds a 10 year, full repairing and insuring lease from 1<sup>st</sup> April 2025. The passing rent from lease commencement is £75,990 per annum. The lease incorporates a tenant break clause on the 5th anniversary and an open market, upwards only rent review.

Incorporated in March 2023, Consumer Brands Ltd are the official licensee of Morphy Richards in the UK with Whittle Court chosen as its headquarters. The business is one of eight within NLC Group of Companies who also guarantee the lease.

Experian credit report October 2025 for Consumer Brands Limited and NLC Group of Companies Limited provides a rating 100/100, a Very Low Risk rating.

Consumer Brands Limited financial information;

Year	Turnover £	Pre-Tax Profit £	Total Assets (Less current liabilities) £
2024	29,617,924	1,850,794	1,570,268
2023 (9 months)	6,637,464	189,070	78,431

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### PRICE

**\*\*REDUCED PRICE £925,000\*\***

A purchase at this level reflects a net initial yield (NIY) of 7.8% assuming usual purchaser's costs and a capital value of £121 per sq ft.

### BUSINESS RATES

The premises have a rateable value of £44,000 (2026 listing).

### SERVICES

Electric and water services are believed to be connected to the property.

### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. Further details are available upon request.

### LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

### VAT

All prices quoted are exclusive of VAT which is applicable.

### MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.

### CONTACT

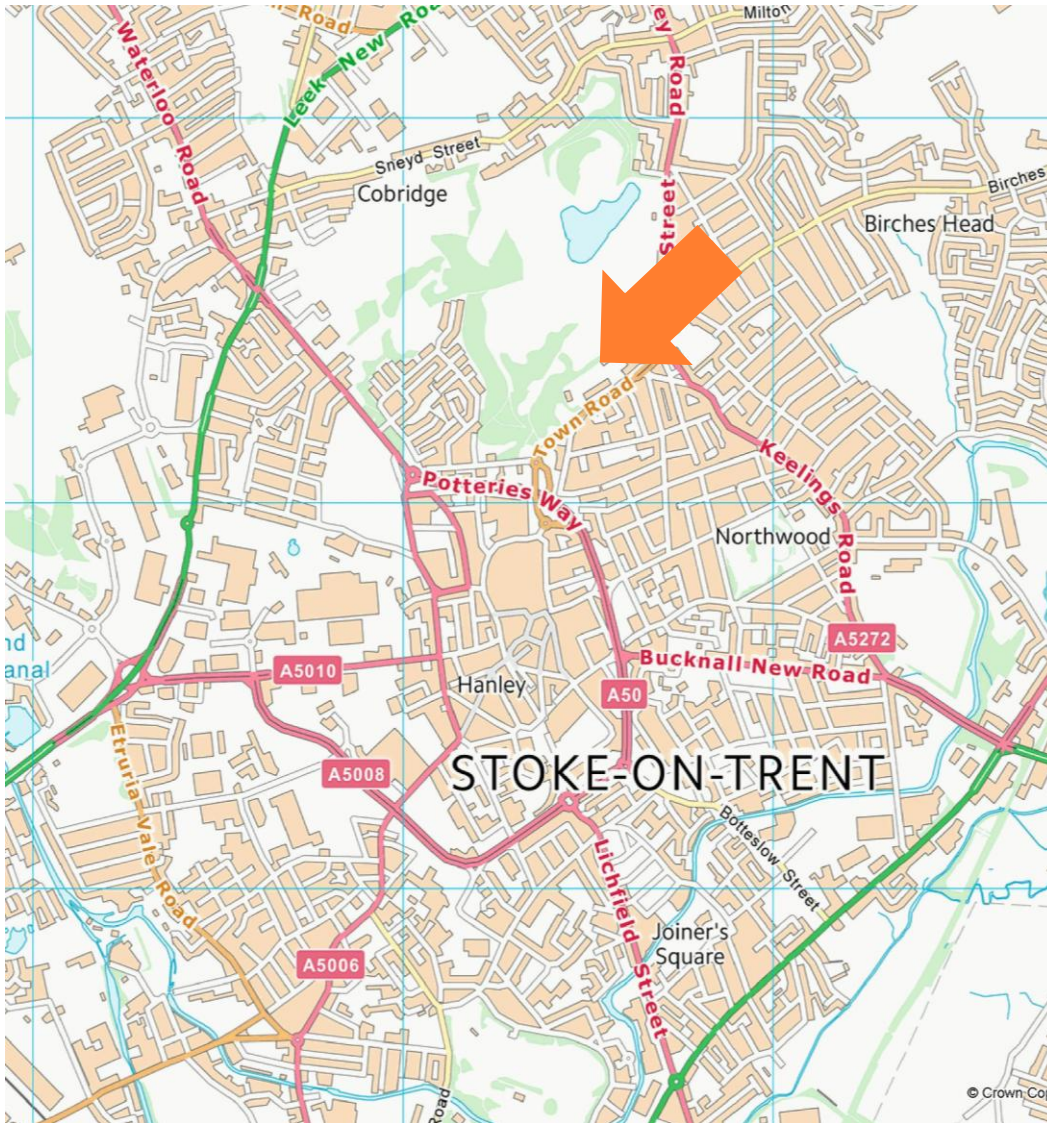
**Becky Thomas** T: 01782 202294 E: [becky@mounseysurveyors.co.uk](mailto:becky@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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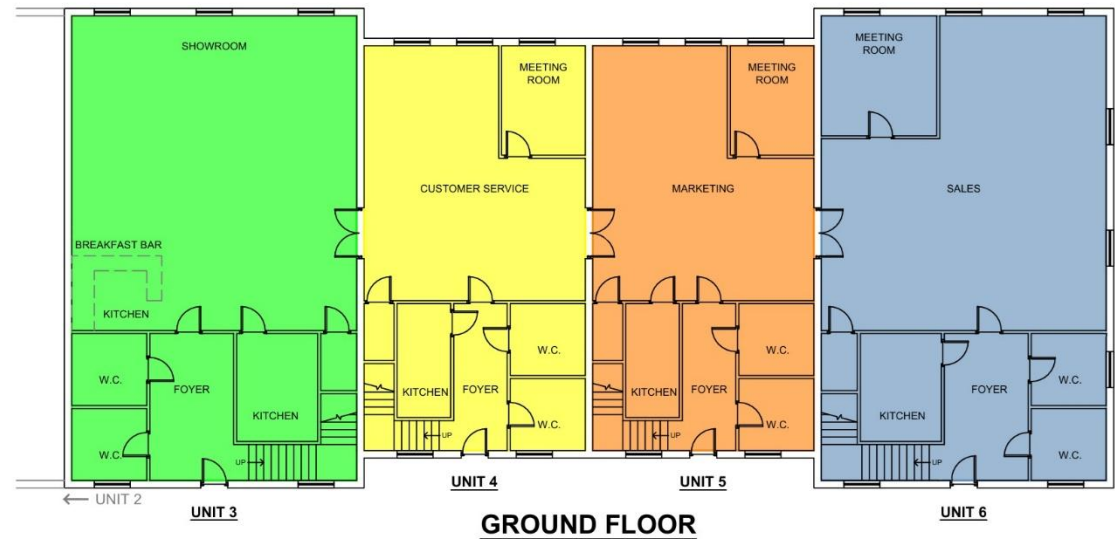
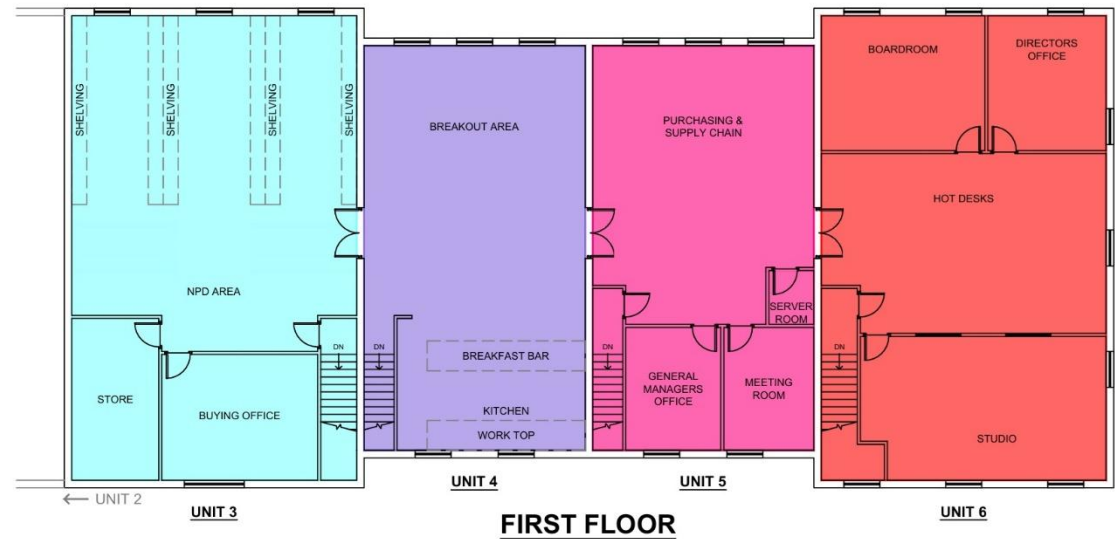
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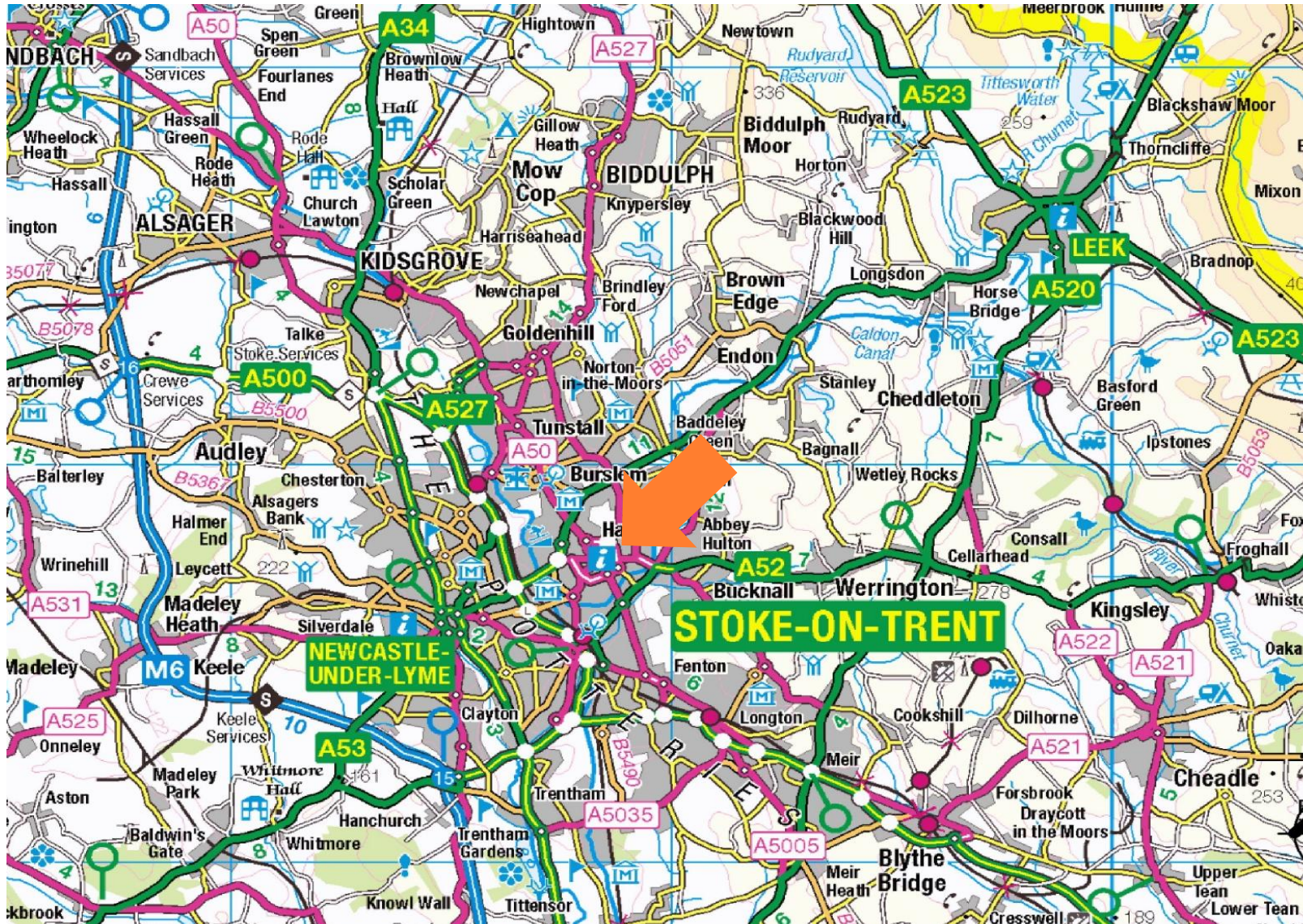
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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.