



CREATIVE WORKSPACE

1,168 SQ FT

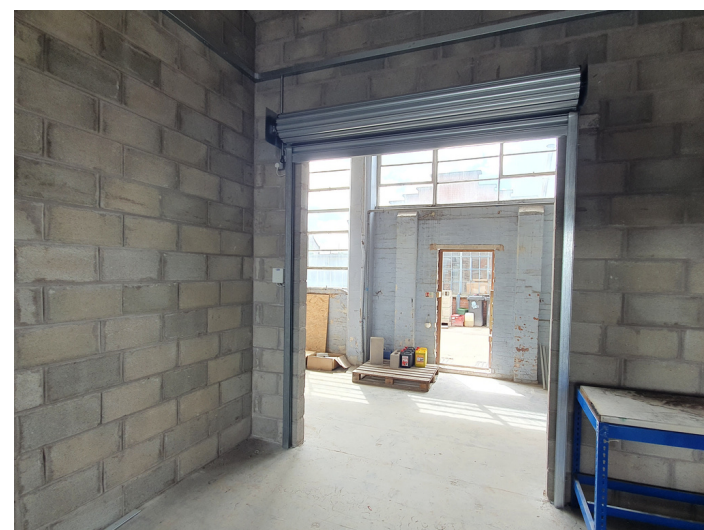
Regent Works, Lawley Street, Stoke-on-Trent, ST3

TO LET



## LOCATION

Regent Works are located in Chatfield Place, Stoke-on-Trent and has instant access to the A50, which provides access to the A500, M6, J15 and J16.





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### THE PROPERTY

Creative workspace (ground floor) unit available to let in Stoke-OnTrent.

Large workshop area, 24-hour access and a toilet.

The ground floor spaces benefit from roller shutter or double door access which ideally suits goods in and goods out the type of operation.

There is 70k sq ft available on the site at the moment, some on the ground floor some on the first floor, can be split up into small units.

Regent Works are located in There are a communal kitchen, WCs and shower facilities.

Onsite parking is available.

### RENT

£950 p/m

### RATES

Interested parties are advised to make their own enquiries to the local Authority.

### VAT

VAT may be applicable.

### FLOOR AREA

1,168 sq ft

### GUARANTOR

No

### TERMS

To be let a new lease for a term to be agreed.

### LEGAL COST

Each party to bear their own legal costs.

### EPC

Rating: Band D

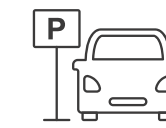
### VIEWING

Please contact us.

### FEATURES



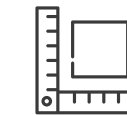
3-Phase Power



Car Park



WCs



1,168 SQ FT



Workshop Area



Led Lights

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe Warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor.