

TO LET

GROUND AND FIRST FLOOR OFFICES

SUITE 7B, PHOENIX WORKS, 500 KING STREET, STOKE-ON-TRENT, ST3 1EZ



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LOCATION

The property is situated on the edge of Longton town centre and within 0.1 mile are amenities including Longton Bus Station, The Strand (Longton town centre), Tesco, Matalan, Argos and Next.

Major road networks are readily available:

- A50 - 0.2 miles
- A500 'D' Road – 2 miles
- M6 J15 – 4.3 miles

DESCRIPTION - [Virtual Tour](#)

Phoenix Works offers a range of retail, offices and onsite café set within Grade II Listed buildings and retaining original features, including the bottle kilns. The courtyard and onsite parking make this an attractive office location. The site has a secure electric gate which is open in trading times and occupiers have controlled access out of hours.

The property comprises first floor offices with a ground floor reception incorporating a WC. The first floor has a range of office areas with central kitchen and WCs, all presented to a high standard. The remainder of the ground floor is separately occupied by Glost House Café bar.

Additional benefits include:

- LED lighting
- Four allocated parking spaces onsite plus communal customer parking.
- Small Business Rates Relief applicable, subject to terms
- Gas central heating

Existing occupiers include Glost House café bar, D2NA and Oakleaf Claims.

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Accommodation	SQ M	SQ FT
Ground Floor	28.69	309
First Floor	171.58	1,846
Net Internal Area	200.11	2,155

TENURE

Available by way of new full repairing and insuring Leases for a term to be agreed. A service charge for contributions towards upkeep and maintenance of common area items is applicable, approximately 8% to 10% of the passing rent.

RENT

£18,500 per annum plus VAT.

RATING ASSESSMENT

The rateable value in the 2023 VOA Listing is £9,300. Interested parties may qualify for 100% Small Business Rates Relief and we recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

All prices and rent are quoted exclusive of VAT which is applicable .

SERVICES

All mains' services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

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

EPC

Pending.

MONEY LAUNDERING

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

Rob Stevenson

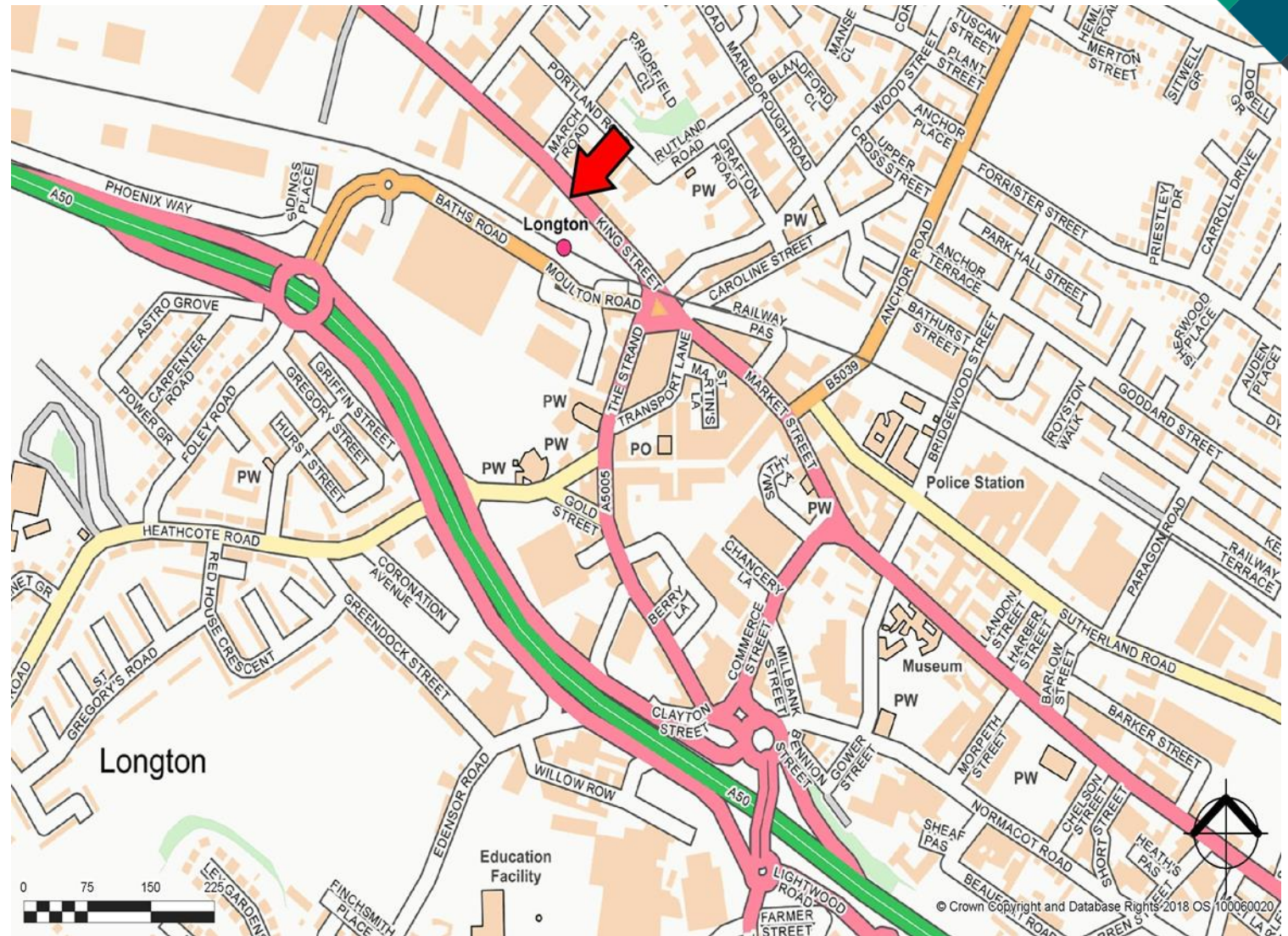
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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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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.



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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.



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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.