

# TO LET

## HEADQUARTER STYLE OFFICE PREMISES

ATLAS WORKS, COLLEGE ROAD, SHELTON, STOKE-ON-TRENT, ST1 4DQ



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

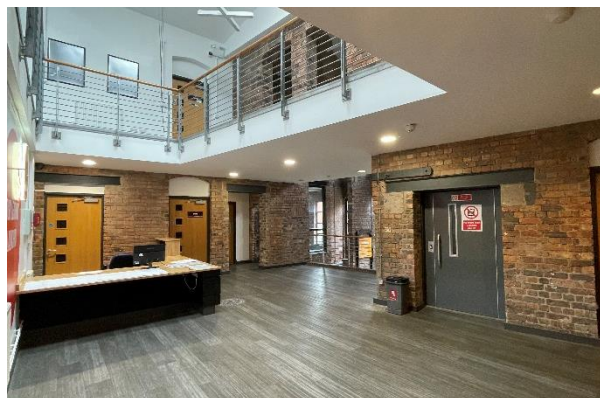
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# HEADQUARTER OFFICE

ATLAS WORKS, COLLEGE ROAD,  
SHELTON, STOKE-ON-TRENT, ST1 4DQ



## LOCATION

Atlas Works is located on College Road off the A5006 which provides a direct route to the A500 Dual Carriageway which in turn provides access to the local and regional road network with direct access to Junctions 15 & 16 of the M6 Motorway.

Stoke-on-Trent railway station is located approximately 1.0 mile distant to the south.

## DESCRIPTION - [Virtual Tour](#)

The property comprises of solid brick-built office premises beneath a combination of roof types, arranged over ground and first floor. To the rear of the property is an area which was previously used for training but could be turned into office accommodation or used as storage.

The space had been comprehensively refurbished prior to its recent sale and briefly benefits from the following specification:

- Open Plan & Cellular Office Space
- LED Lighting
- Disabled Lift Access
- Carpet Flooring
- Gas Central Heating
- Staff Welfare Facilities

The car park opposite the building is included which provides 18 car parking spaces and there is the potential for further car parking available within the courtyard car park, by way of negotiation.

ACCOMMODATION	SQ M	SQ FT
Ground Floor	1,143.32	12,307
First Floor	959.16	10,324

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## TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£136,000 per annum exclusive.

## EPC

The property has an EPC rating of C -62.

## RATING ASSESSMENT

The property is currently assessed in multiple parts. More information can be provided upon request. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

## PLANNING

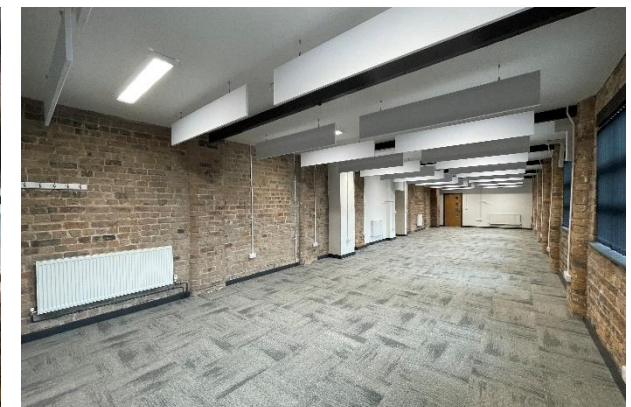
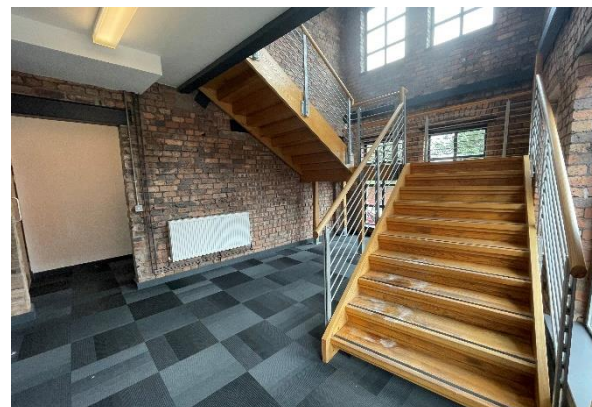
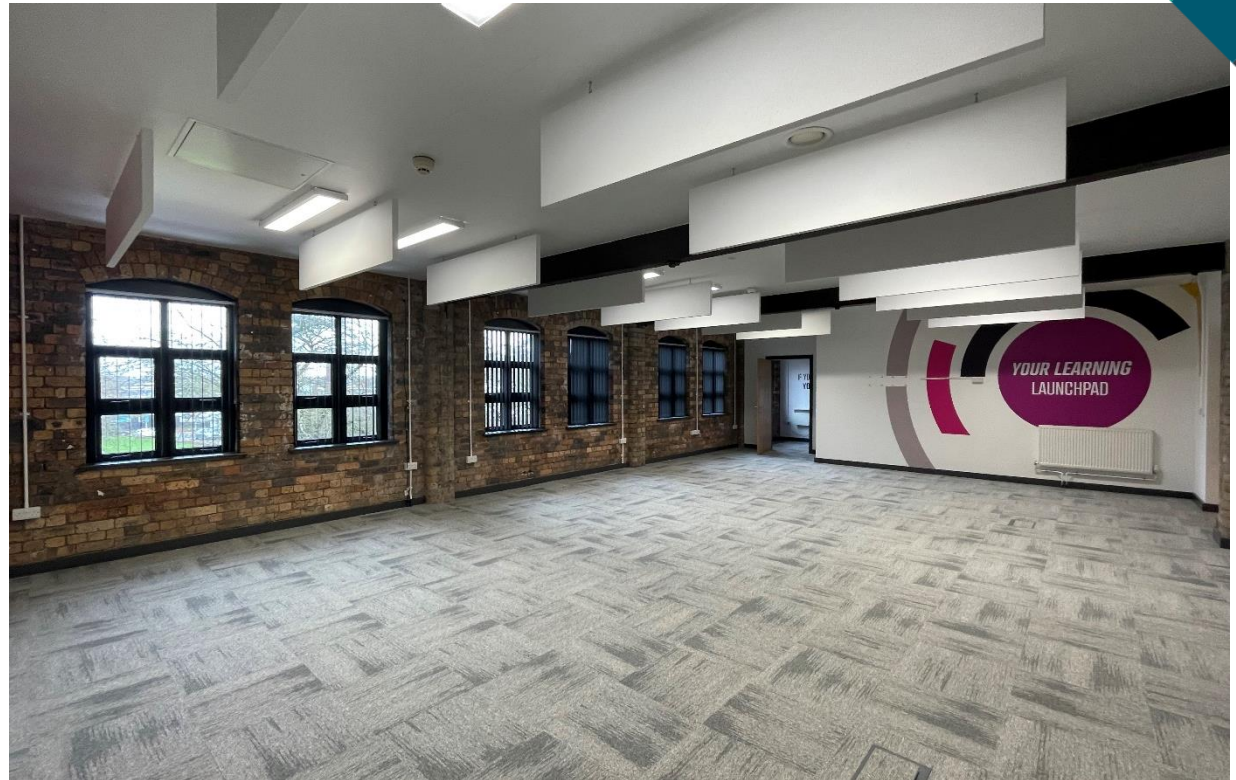
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

## VAT

All prices are quoted exclusive of VAT which we understand is applicable.

## SERVICES

Mains electric, gas, water and drainage 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.

## ANTI MONEY LAUNDERING REGULATIONS

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

## CONTACT

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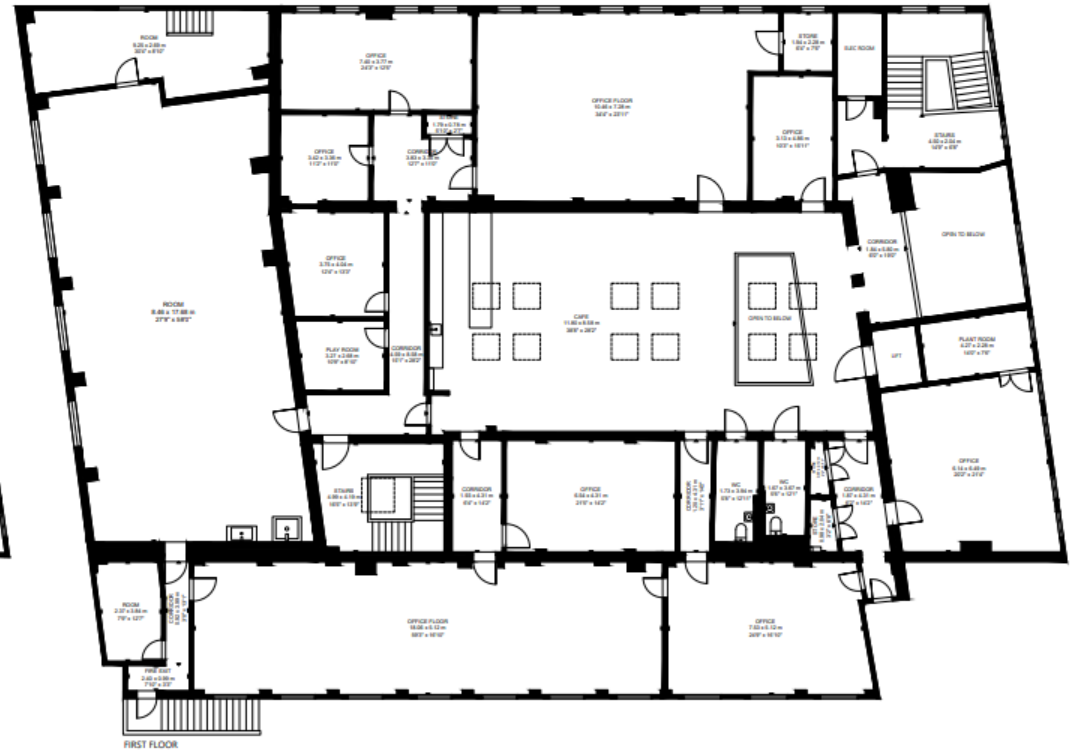
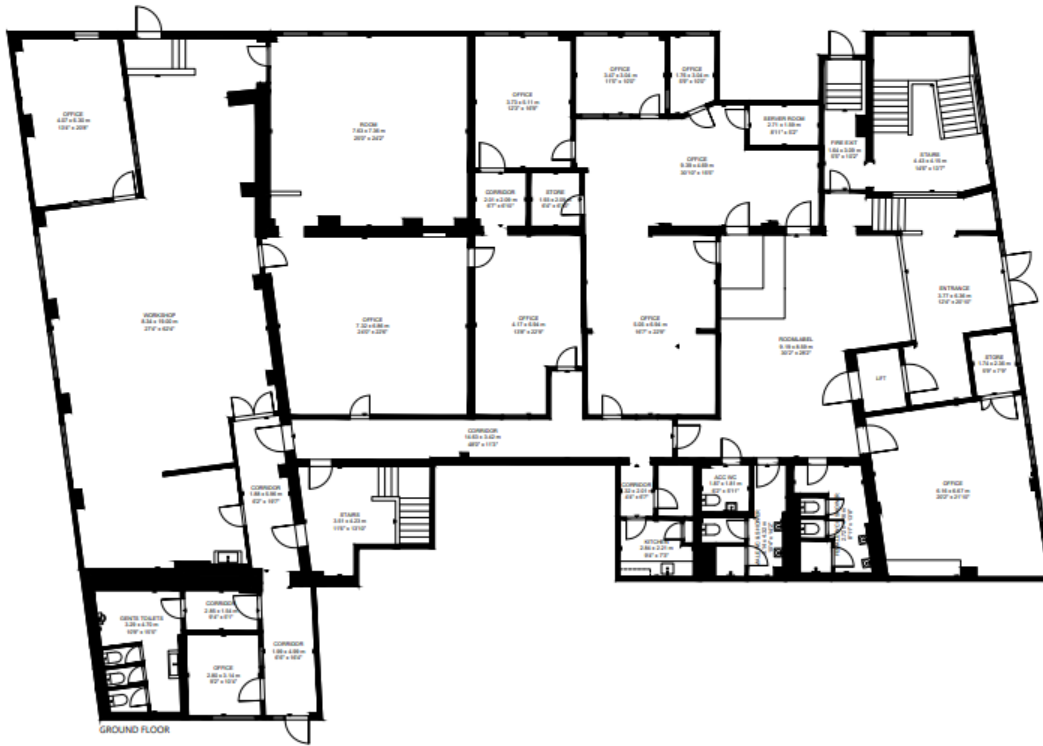
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**Mounsey Chartered Surveyors,**  
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# Our services

**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.