

TO LET

DEVELOPMENT – VARIOUS USES CONSIDERED

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 - [360 Tour Link](#)

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 demise offers a bespoke and interesting opportunity with the inclusion of a bottle kiln forming part. The space is a shell with the potential for a first floor and the kiln becoming a feature for a range of businesses.

The Landlord is open to discussion regards proposed uses, lease terms and works.

A must for occupiers seeking creative space with local heritage.

Existing occupiers onsite include Glost House café bar, D2NA, Period Property Store and Fittingly, as well as other office occupiers.

Use the 360 Tour Link for the best view of the space.

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Accommodation	SQ M	SQ FT
Ground Floor Area	174.22	1,875

TENURE

Available by way of a new Lease on terms to be agreed. A service charge for contributions towards upkeep and maintenance of common area items is applicable.

RENT

Subject to terms.

RATING ASSESSMENT

To be assessed. We recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

PLANNING

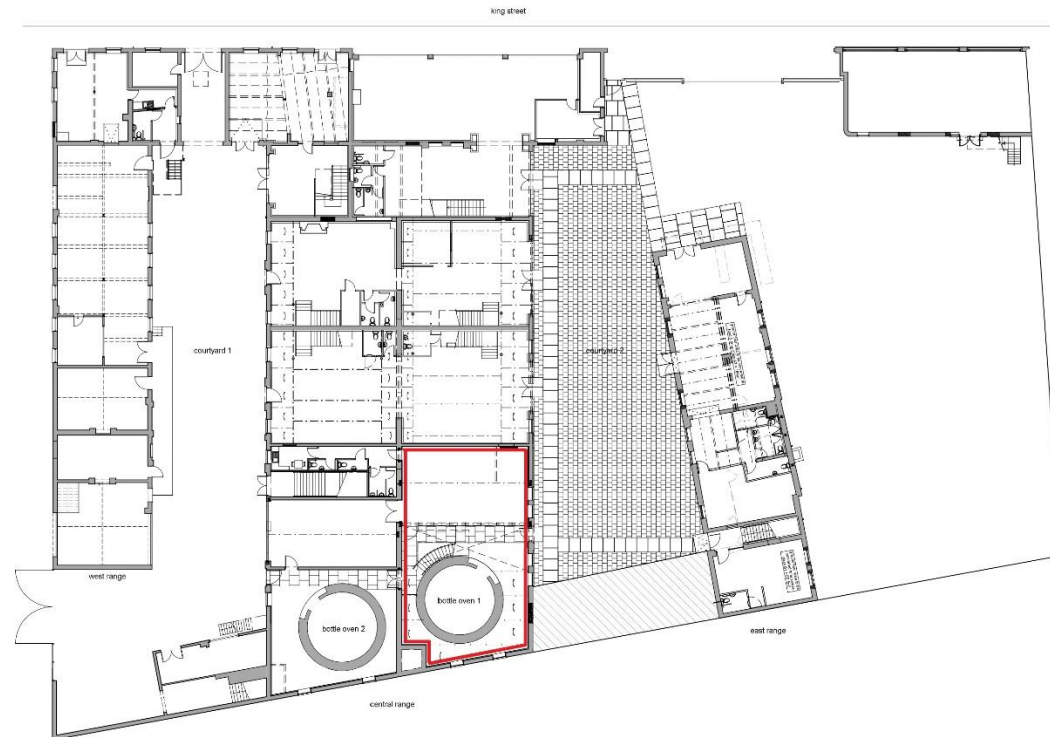
Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

VAT

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

SERVICES

All mains services are believed to be available subject to reconnection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

To be agreed.

EPC

N/A

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

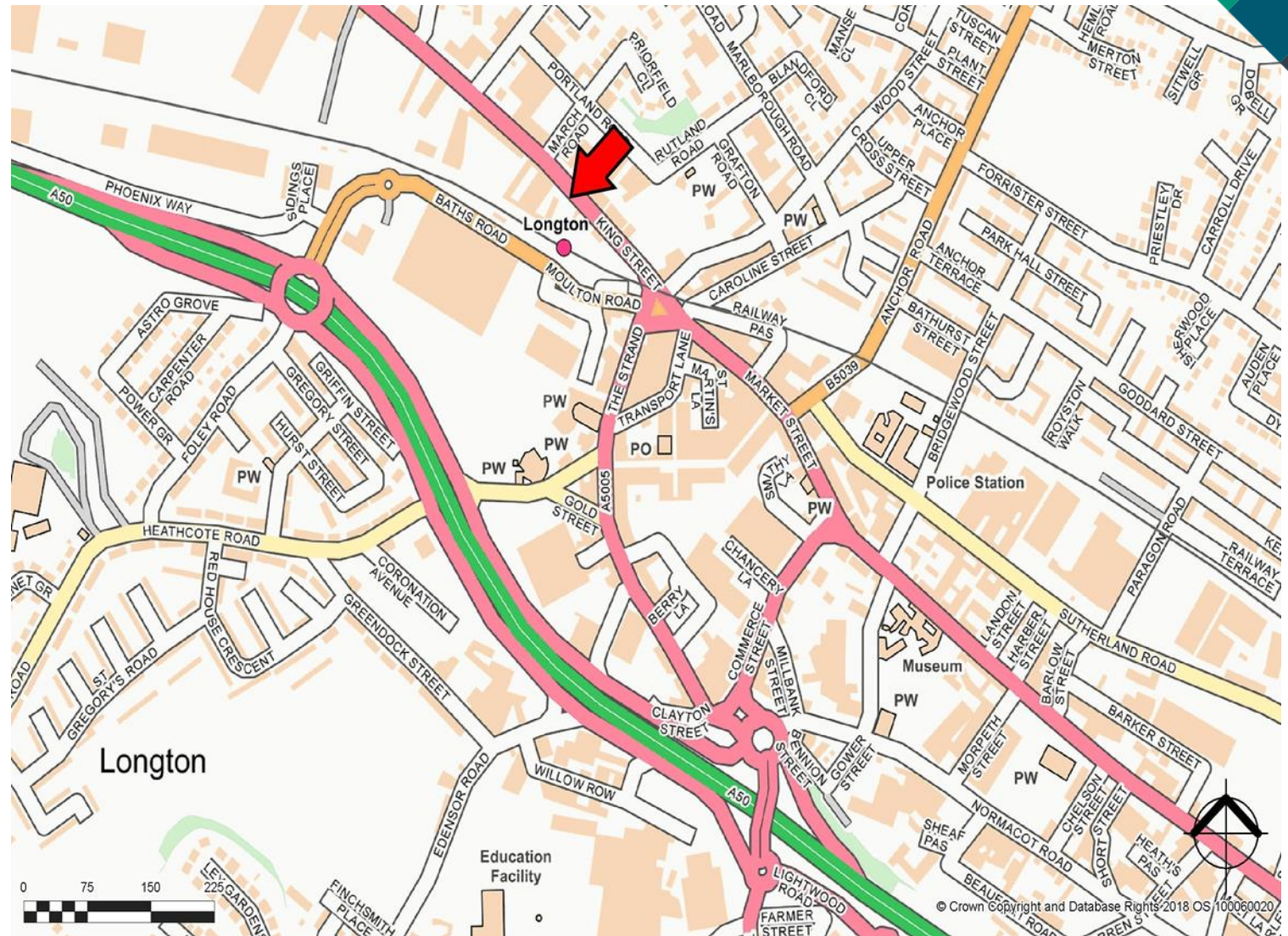
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Mounsey Chartered Surveyors, Lakeside,
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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

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



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.



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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

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