

TO LET

WORKSHOP & OFFICES

ATLAS WORKS, SUTHERLAND ROAD, LONGTON, STOKE-ON-TRENT, ST3 1HZ



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LOCATION

The property is located on Sutherland Road, opposite Landon Street, which runs parallel with Uttoxeter Road. Longton town centre is approximately 400 metres to the east. Stoke-on-Trent is located approximately equidistant between the major conurbations of Manchester to the north, Birmingham to the south and Derby/Nottingham to the east.

Road communications are good with the M6 motorway passing approximately five miles to the west of the City. Junctions 15 and 16 of the M6 motorway provide good access to the City as a whole. The A50 dual carriageway forms an east/west link through the south of the City as well as providing a direct link between the M6 and M1 motorways with Derby and Nottingham.

DESCRIPTION - [360 Tour Click Here](#)

The property is a 3 storey building of brick construction beneath a tiled roof with private car park. The property is not a listed building but is located in the conservation area.

The ground floor offers open plan workshop with a clearance height of 2.7m, also with ladies and gents WCs.

The first floor provides a range of offices, kitchen with connected meeting room and WCs.

The lower ground floor provides open plan workshop/storage with a clearance of 2.2m to the beams, with two access points off the side elevation, as well as the main stairwell for each floor.

The property benefits include:

- ✓ CCTV part internal & external
- ✓ Central heating via 2 x boilers
- ✓ LGF has radiant heaters
- ✓ LED lighting
- ✓ Onsite parking
- ✓ Excellent road links
- ✓ Intruder & fire alarms

TENURE

The premise is available by way of a new full repairing lease on terms to be agreed.

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Accommodation	SQ M	SQ FT
Ground Floor Ladies & Gents WCs	197.93	2,130
First Floor Ladies & Gents WCs, kitchen	197.93	2,130
Lower Ground Floor	197.93	2,130
Total Area:	593.79	6,390



RENT

£30,000 per annum, VAT not applicable.

EPC

TBC.

RATING ASSESSMENT

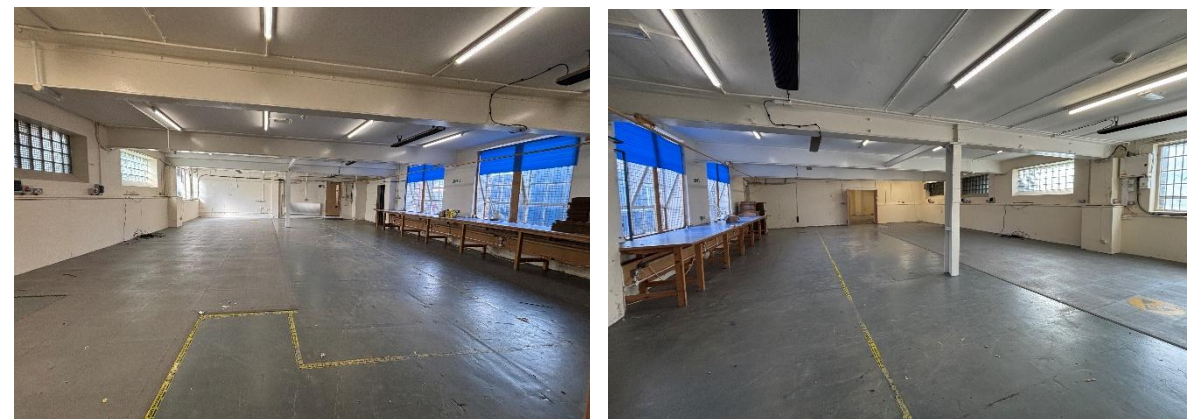
The business rates listed in the 2026 VOA is £9,900. Interested parties may qualify for Small Business Rates Relief and we would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council 01782 238274).

PLANNING

The premises have planning for Light industrial with ancillary offices and storage under Use Class B1(c). 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 is not applicable.



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SERVICES

All main services are believed to be connected to the property but have not been tested. The heating from 2 boilers and radiators and there is a 3 phase electrical supply. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their own legal and professional costs.

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.

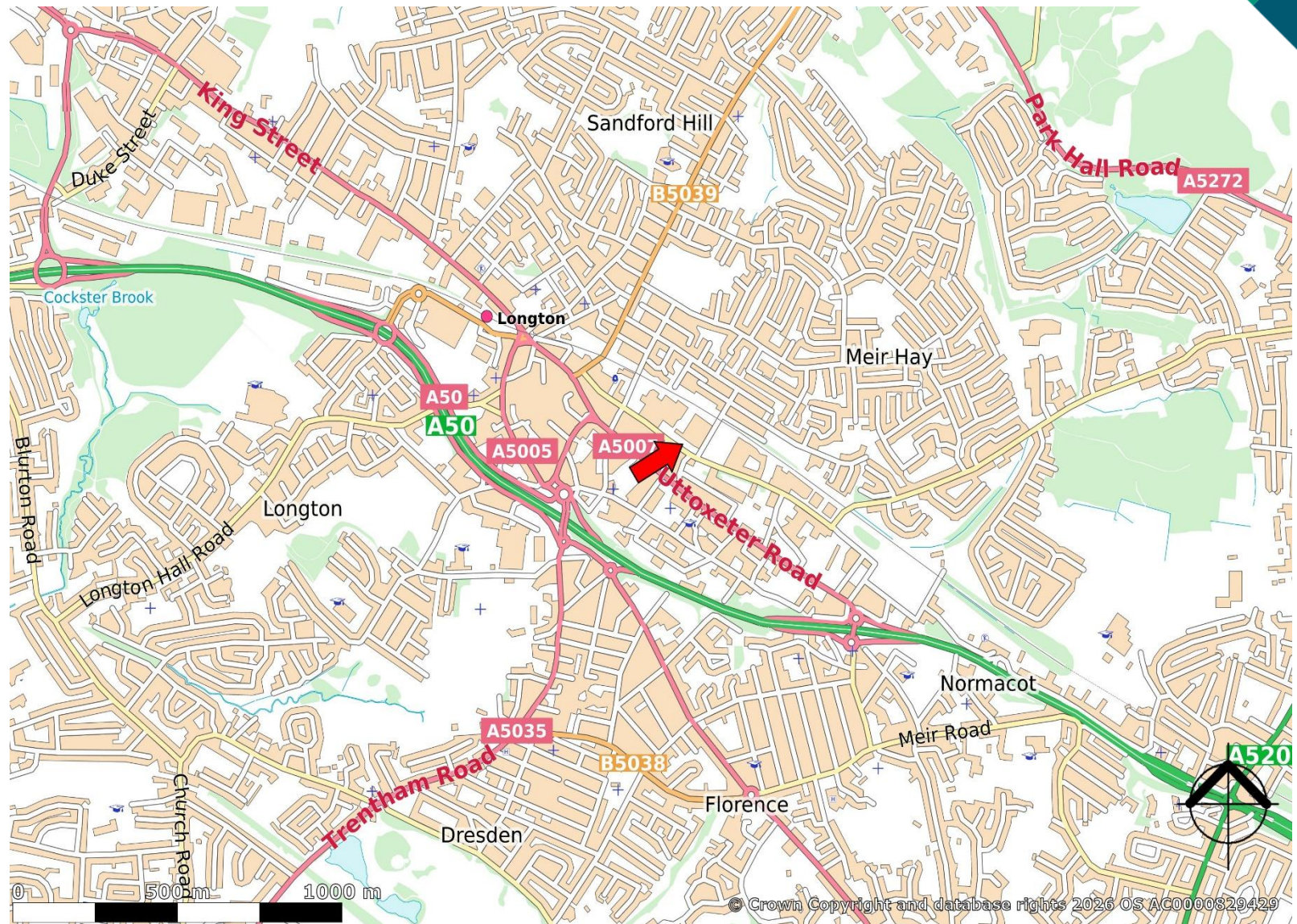
CONTACT

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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 Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



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.