

# TO LET

## OFFICES

SUITE 6A, 1<sup>st</sup> & 2<sup>nd</sup> FLOORS, PHOENIX WORKS, 500 KING STREET, STOKE-ON-TRENT, ST3 1EZ



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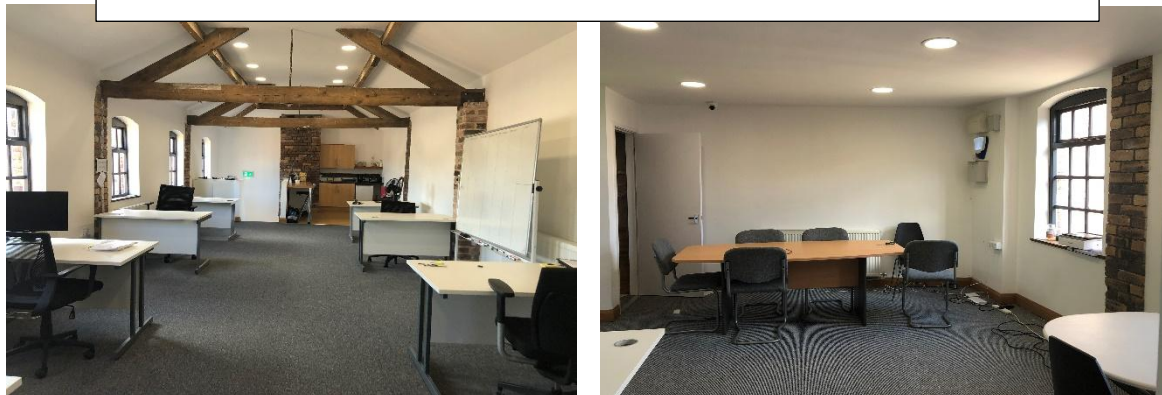


# OFFICES

SUITE 6A PHOENIX WORKS, 500 KING STREET,  
LONGTON, STOKE-ON-TRENT, ST3 1EZ



Photos indicative as of 2022 as the property is subject to refurbishment & office equipment has been removed



## 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 \(As at 2022\)](#)

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 offices will be refurbished and form the 1<sup>st</sup> & 2<sup>nd</sup> floors of the building, accessed over the courtyard. The first floor consists of reception office with kitchenette, boardroom and WC's with shower facility. The second floor is an open plan office with kitchenette and exposed beams and brickwork. Additional benefits include:

- LED lighting
- Intruder and fire alarm
- Two allocated parking spaces plus shared customer parking.
- Small Business Rates Relief applicable, subject to terms
- Gas central heating

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Accommodation	SQ M	SQ FT
First floor reception office & kitchenette	22.57	243
First floor boardroom / office	23.30	251
First floor 2 x WC's & shower		
Second floor offices & kitchen	59.93	645
<b>Net Internal Area</b>	<b>105.80</b>	<b>1,140</b>

## TENURE

Available by way of assignment of the existing for a term which commenced 1<sup>st</sup> January 2026 to 31<sup>st</sup> December 2030 on a full repairing basis by way of a service charge, with a Tenant option to terminate 31<sup>st</sup> December 2028 and rent review 1<sup>st</sup> January 2029. Alternatively, a new longer term lease may be considered on terms to be agreed.

## RENT

£14,500 per annum plus VAT.

## RATING ASSESSMENT

The rateable value in the 2026 VOA Listing is £11,000. 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).

## 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

The ingoing Tenant shall cover the Landlords legal costs in connection with the lease.

## VAT

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

## EPC

C-66

## MONEY LAUNDERING

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.