

# RORY MACK

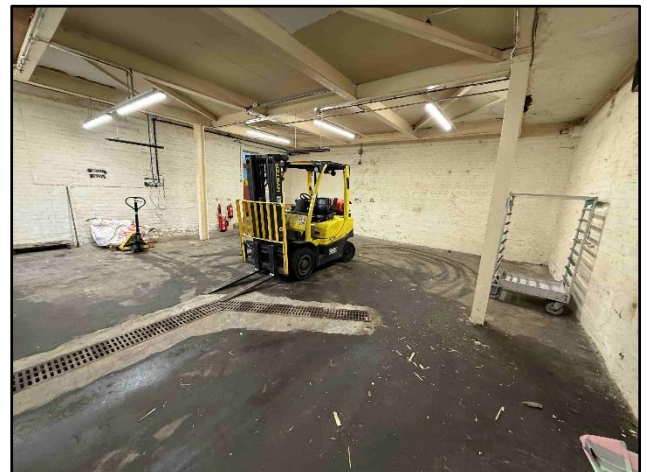
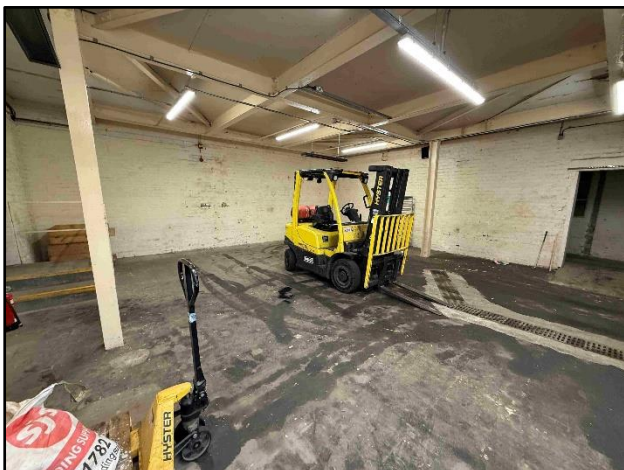
## ASSOCIATES



**ATLAS WORKS, PARAGON ROAD,  
LONGTON, STOKE ON TRENT,  
ST3 1NR**

**TO LET  
£5,950 PAX**

- Storage unit extending to 934 sq ft GIA
- Parking available at the front of the unit
- Secure location suitable for storage only
- EPC – TBC



# STORAGE UNIT AT ATLAS WORKS

PARAGON ROAD, LONGTON

STOKE ON TRENT, ST3 1NR

## GENERAL DESCRIPTION

A warehouse unit of brick elevations with flat roof coverings, forming part of an industrial estate incorporating a number of businesses. The unit is available initially until 31<sup>st</sup> March 2028. The unit benefits from key fob entry side door, manual roller shutter with 2.7m clearance, 3 phase electric capability and 24/7 access onto the site. The property will come with sub-metered electricity and ceiling heaters, if required. The lease can continue past the date of 31<sup>st</sup> March 2028 but any initial lease will be for this length only.

## LOCATION

The property is within Atlas Works off Paragon Road in Longton, just off Sutherland Road and less than a mile from the A50 dual carriageway. Atlas Works is located just outside of Longton town centre but only a 5 minute walk away.

## SERVICES

We understand that gas and electricity is available. There are no toilets in the unit and therefore the unit can only be used for storage. No services have been tested by the agents.

## VAT

The rent is not subject to VAT.

## BUSINESS RATES

The rateable value attributed to the unit forms part of a larger assessment and as such will need to be re-evaluated to form a new standalone rateable value. Due to the size and rental value of the unit, we do not expect the RV to exceed £12,000, so the occupier should qualify for Small Business Rates Relief and thus no rates payable will be due.

## TENURE

Available by way of a new Internal Repairing and Insuring lease for a term to be agreed and with the incoming tenant paying £250 plus VAT for the preparation of the lease.

## ACCOMMODATION

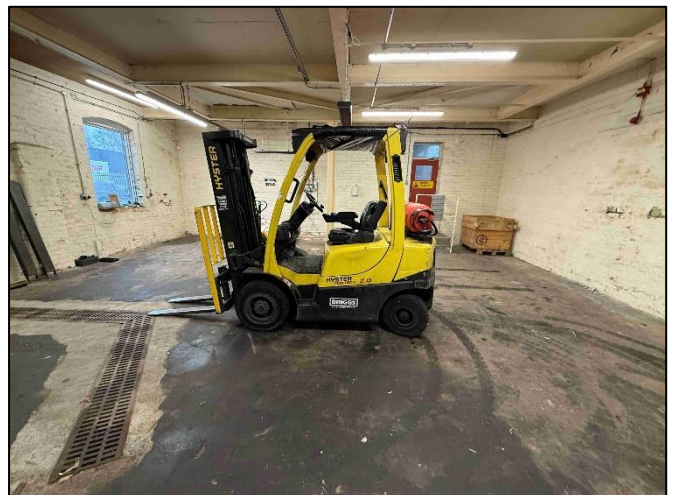
9.43m x 9.21m

Warehouse: 934 sq ft

**Total NIA: 934 sq ft**

## ANTI MONEY LAUNDERING REGULATIONS

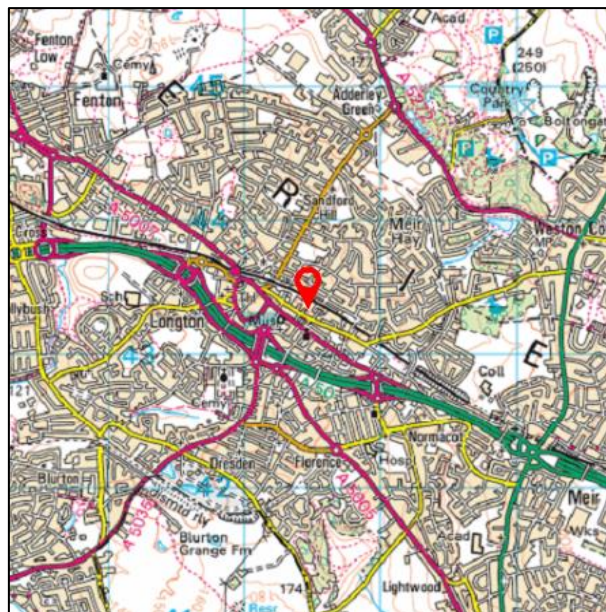
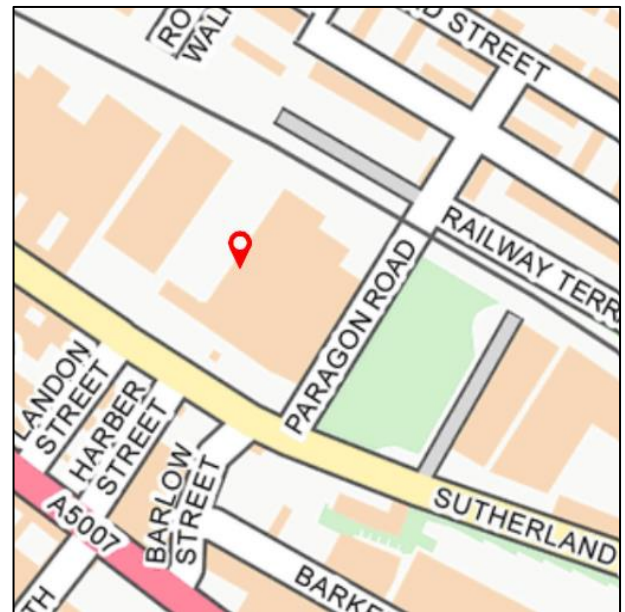
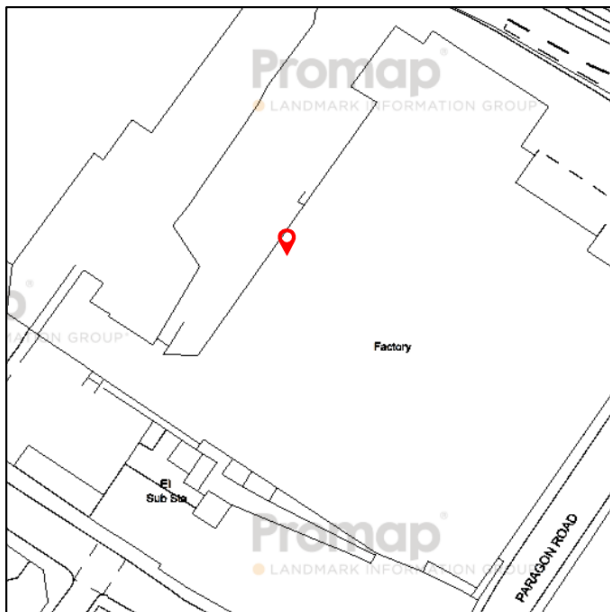
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



# STORAGE UNIT AT ATLAS WORKS

## PARAGON ROAD, LONGTON

### STOKE ON TRENT, ST3 1NR



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements