

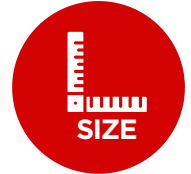


REGENT WORKS, LAWLEY STREET, ST3

Commercial WAREHOUSE



£ 420 PCM



621 SQFT

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

VAT NO

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

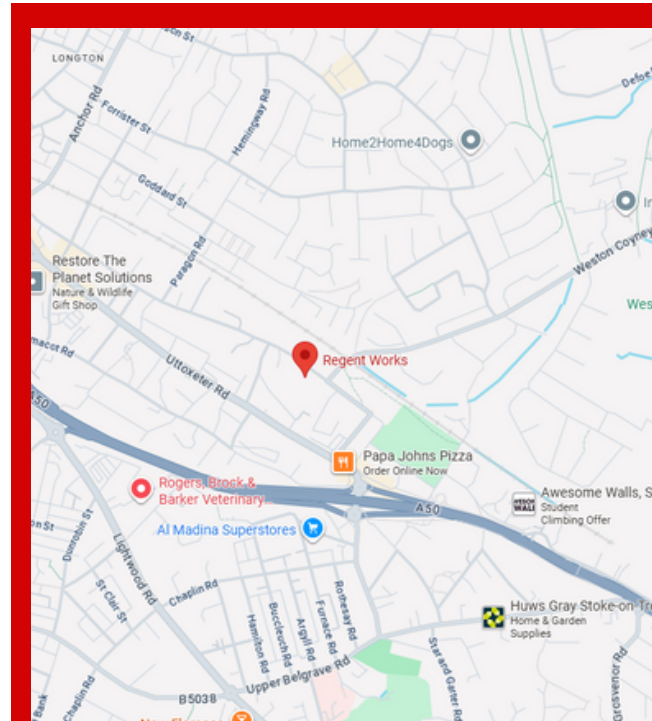
LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



www.vibewarehouses.co.uk

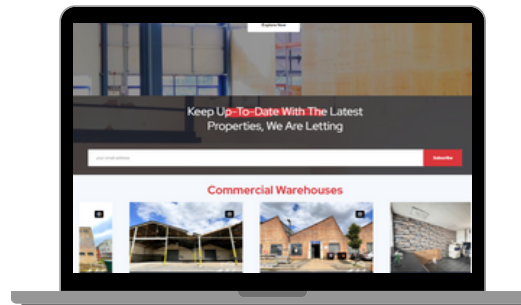


ABOUT THE PROPERTY

- Discover a premium commercial space to rent in Stoke-on-Trent ST3 at Regent Works. This first-floor unit delivers 621 sq ft of bright, open workspace designed for growing businesses and creative teams. With flexible layouts and high ceilings, the space adapts easily for office, light industrial, or studio use making it an ideal commercial unit for ambitious startups and expanding small businesses.
- Exceptional value and flexible terms: Available at just £420 pcm excluding bills, the unit benefits from a 3x3 deposit structure and flexible lease lengths of 1–3 years, offering security and adaptability for tenants. Importantly, there is no VAT or service charge applicable, and businesses can benefit from a zero rates bill, helping reduce running costs and improve cashflow for new ventures.
- Practical amenities & utilities: The property includes on-site parking, immediate access for staff and clients, and three-phase electricity suitable for equipment or light manufacturing; there is no gas supply on site. These practical advantages make this space particularly attractive to businesses needing reliable power and easy deliveries.
- Prime location & transport links: Situated within Regent Works, the unit is just a 2-minute walk from Calverley Street and Longton Fire Station bus stops and only a 3-minute drive to Longton Station, ensuring excellent connectivity across Stoke-on-Trent and easy access for both employees and customers.



REGENT WORKS, LAWLEY STREET, ST3



Contact Us

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Commercial WAREHOUSE



FEATURES



LONGTON STATION



Misdescriptions Act 1991

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