



## Sutherland Institute Lightwood

Longton, Stoke-on-Trent, ST3 4HY

£1,452 Per Annum

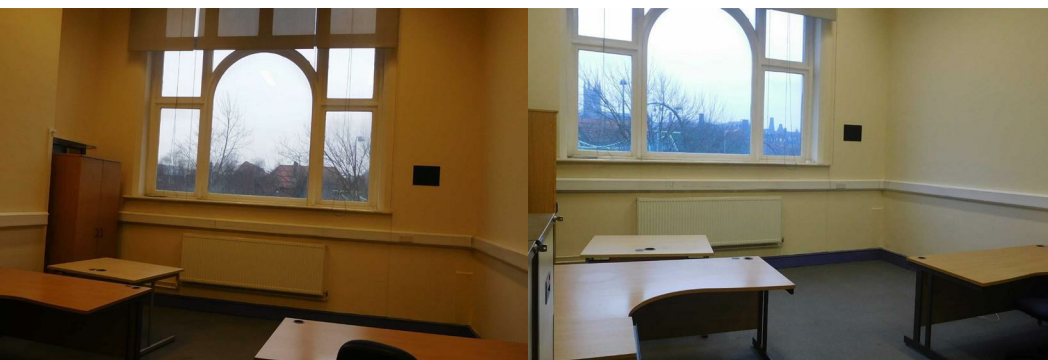


150.00 sq ft

The Grade II Listed building has 10 offices/studios ranging from 25 to 133 sq.m. with 24 hours access and free on-site parking. All the units are fully alarmed. There is a 120-seat lecture theatre with breakout rooms.

Units range from 150 sq.ft. - 1,168 sq.ft.

Rents from £121 pcm - £600 pcm





## Description

Sutherland Institute was built in 1897 and is a Grade II Listed building which was renovated in 2005. There are 10 office/studios which provide a variety of space together with a reception and waiting area, fax and broadband connection, conference and meeting rooms plus a 120-seat lecture theatre. There is also 24 hour security and CCTV as well as central post and parcel facilities. There are both large and small rooms available and the ground floor unit also has a roller shutter door to the outside and 3 phase electricity.

## Location

The Sutherland Institute is located on Lightwood Road just off the A50 dual carriageway which links Stoke-on-Trent and the M6 Motorway through to Derby and the M1 Motorway at junction 24A. The property is within walking distance of Longton Town Centre, one of the six towns which make up the Stoke-on-Trent conurbation. Longton has a number of major retailers within the Town include a Tesco supermarket, Sports Direct, Smyths Toys etc.

## Accommodation

Sizes available from 314 sq.ft to 1,441 sq.ft

## Terms

The units are available on a licence agreement and the rents are inclusive of business rates with the tenant paying additional heating/energy charges. Internet access can also be rented. Each room has its own electricity meter and intruder alarm.

## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The Rateable Value will be assessed upon occupation. Many of the suites will fall under the ZERO business rates initiative provided your business meets the criteria set by the government and local authority. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Contact

For all enquiries other than viewings please contact;

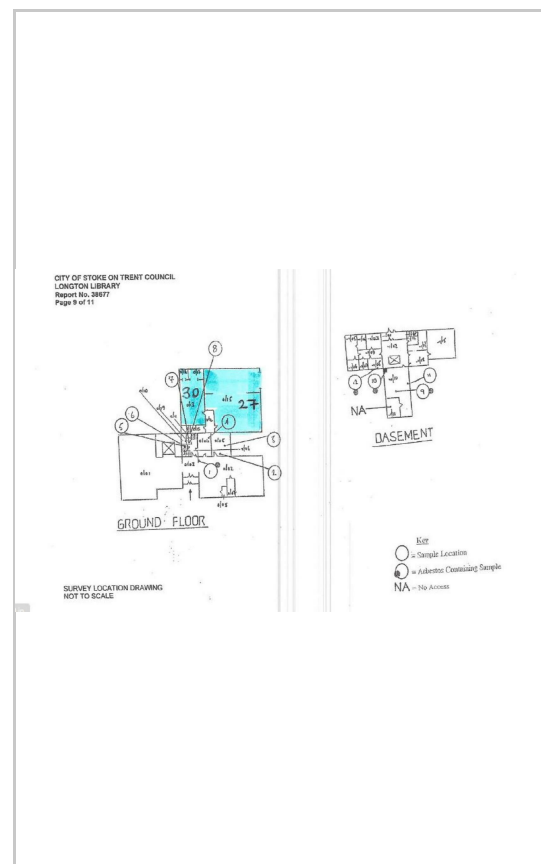
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## Area Map



## Floor Plans



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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