



Spode Works - 8 Retail, Business And Studio Premises

Church Street, Stoke-on-Trent ST4 1BU

bjb
butters john bee

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FROM £2,750 PER ANNUM

The Spode factory in Stoke-on-Trent was set up by Josiah Spode in late eighteenth century and the production of high quality ceramics was continuous on the site for over 230 years. This site was the first to mass-produce bone china and the town of Stoke was built around it. When the Spode Company entered into administration, the City Council acquired the factory to preserve and regenerate the site.

Extensive master planning has been undertaken which has established that there is a viable future for the site, as a Creative Village. This has been branded Spode Works and will involve the retention of the buildings of greatest heritage value and their re-use for a range of uses focussed on firms from the arts and creative sector, coupled with selective demolition and new build development.

The site extends to about 4 ha and includes 27,800 m of accommodation.

The heart of the proposal is the development of space for artists and creative industries. This is based on models like the Custard Factory in Birmingham, Camden Lock and Trinity Buoy Wharf in London, and the Northern Quarter in Manchester. The schemes all have in common an alternative character. They often start off as marginal areas but as they become established, they become huge incubators of small businesses and very dense employment locations.

The intention is to retain as many of the viable existing buildings as possible, and these will gradually be filled with activity, including artists studios, the Spode Museum, specialist retailing, galleries, a digital incubator, and creative workspace. The existing network of alleyways and courtyards will be retained and enhanced, and the development is intended to be allowed to grow organically over time to create the atmosphere of a bazaar or souk. Buildings beyond their useful life and of no historic merit will be removed, to allow better circulation around the site, and improve the context of the remaining listed buildings.

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DIRECTIONS

The property is prominently located on Church Street within Stoke Town centre, fronting the town centres' one way system and close to the intersection with Liverpool Road and A52 Hartshill Road. The A500 'D' is within 0.4 miles and Stoke-on-Trent Railway Station is 0.6 miles.

The city's main rail station is located on the West Coast Main Line, providing regular and rapid connections to London Euston (from 1 hour 24 minutes), Birmingham New Street (from 48 minutes) and Manchester Piccadilly (from 40 minutes).
Junction 15 of the M6 motorway is situated approximately 3.7 miles. Junction 16 of the M6 is situated approximately 9 miles and the A50 linking Derby and the M1 is approximately 1.6 miles.

Driving Distances

- Manchester Airport: 37 miles
- Birmingham Airport: 57 miles
- Stoke Railway Station: 0.6 miles
- Staffordshire University: 0.5 miles

Railway Times

- London Euston: 84 mins
- Birmingham New St: 48 mins
- Manchester Piccadilly: 40 mins

Site uses

The plan shows the proposed uses on the site, which assumes that the buildings identified for demolition have already been removed. This details the other components of the creative village offer.
The Artists Studios were the first phase of development and were completed in September 2016. This involved the creation of 43 Artists studios in a range of sizes on the first floor of the China Hall in a joint-venture with the Association for Cultural Advancement through the Visual Arts (ACAVA) and the Arts Council. Nearly all the studios are now occupied.

Description

Also as part of the first phase of development is the refurbishment of buildings adjoining the Meadows to create 22 student flats, which will operate as a pop

up hotel outside term time: the ground floor of this building will comprise offices and a restaurant/wedding venue. This work is currently underway and will be completed by September 2018
The refurbishment of listed buildings on Church Street is the second phase of development at Spode works, and these premises ideally suited to companies wishing to locate next to the Spode works Creative Village.

Description

Repair and conversion works around part of the historic Church Street courtyard were completed in March 2017 to create 8 retail / office / studio units totalling 710 m2 , which are now being marketed. Subsequent phases will involve the creation of a further nine lettable units.
The units currently on offer are in various sizes to suit a range of occupiers and are as described.

Retail Units

There are four retail units occupying the ground floor of various sizes to suit a range of occupiers.

Retail Unit 1

123 sq m (1,324 sq ft)
Rent: £10,600 per annum.

The largest of the retail units, rectangular in shape with glazed frontage, terrazzo flooring and plastered ceiling. To the rear are kitchen and toilet facilities.

Retail Unit 2

56 sq m (602 sq ft)
Rent: £6,000 per annum

Located at the entrance and having a corner position into the site, the unit offers retail space with kitchen and communal toilet facilities located off the court yard.

Retail Unit 3

51 sq m (549 sq ft)
Rent: £2,750 per annum

Located within the court yard offering high ceiling retail space. The unit has communal toilet facilities located across the court yard.



Retail Unit 4

72 sq m (775 sq ft)
Rent: £3,875 per annum

Adjoining Unit 3 and offering similar accommodation with communal toilet facilities.

Office Suites

Three office suites having been refurbished to offer striking accommodation with a bespoke ground floor entrance and first floor landing which offers something different, bringing together the history of the site and the modern day office requirements. The offices and workshop share a secure intercom access system. The second floor consists of a single studio workshop.



First Floor Suite 1

121 sq m (1,302 sq ft)

Rent: £6,510 per annum

The largest of the suites with wooden flooring and plastered ceilings. To the rear are toilet and kitchen facilities.



First Floor Suite 2

63 sq m (678 sq ft)

Rent: £3,390 per annum

The second office located at the front of the building on the corner overlooking the entrance to the court yard. The office has a concrete floor ready for finished surface. There is a kitchen to the rear and toilets are located in the communal areas.



First Floor Suite 3

113 sq m (1,216 sq ft)

Rent: £6,080 per annum

Overlooking the court yard and Spode site, this office has the additional benefit of the exposed beams, wooden flooring and kitchen. Toilets are located in the communal areas.



Second Floor Studio Workshop

111 sq m (1,195 sq ft)

Rent: £3,585 per annum

The workshop offers excellent space with exposed metal beams and electrical open/close skylight, which also automatically closes if it rains. There are kitchenette and w.c's within the studio.



Unit Fit Out

Each unit will be fitted with a basic electrical package to include electric heating, lighting, electrical sockets. Details of the fit out will be made available. Any additional electrical fit out will be for the Tenant to carry out. It will be for the Tenant to arrange telephone connections with their chosen provider to the junction box.

Car Parking

Car parking is currently available on site on a chargeable basis, either by way of pay and display or a permit basis. Alternative public pay and display parking is available within the area including Kingsway which is less than 0.1 mile.

Services

Mains electric and water services are available subject to any reconnection which may be necessary.

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.

Tenure

Each unit is available on an effective new internal repairing and insuring Lease plus service charge for upkeep and maintenance of common areas for a term to be agreed. The preferred Lease term will be for a minimum term of 3 years.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Service Charge

Each unit will be subject to a service charge estimated at £1.75 sq ft to cover site security, CCTV, cleaning of external common areas, waste removal, building insurance, repair and maintenance to common areas of the site, cleaning of toilets and common parts to Church Street units, external maintenance of Church Street building, maintaining health and safety records, management fee and any other shared services.

Business Rates

Each retail and office suite is yet to be assessed. The Small Business Rate Relief will increase to 100% for businesses with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000. Interested parties should make their own enquiries with Stoke-on-Trent City Council in respect of the level of business rates payable.

Legal Costs

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewings

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

VAT

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.





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