

FOR SALE

NON-RESIDENTIAL INSTITUTION, WAREHOUSE & OFFICES

BUILDING J, STOKE-ON-TRENT COLLEGE, MOORLAND ROAD, STOKE-ON-TRENT, STAFFORDSHIRE ST6 1JJ



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DESCRIPTION

The property is a purpose built teaching facility with single and two storey sections. Some of the space is full height for performance purposes but lends itself to a range of commercial uses subject to planning. The property was built in the 1990's of a steel portal framed construction and metal cladding with a large proportion of glazed elevations. There are parking facilities on each elevation offering an excellent parking ratio or the potential for further development.

The core building has an eaves height of some 7.7m and offers a range of full height and two storey sections. Within the reception there is a lift facility with corridors around the central performance area with the rear being two storey classrooms, studios and offices.

To the South of the core is a two storey office section offering a range of offices with predominantly glazed finish.

To the North are three steel portal framed units which are subdivided and provide a range of classrooms and studios for performance arts.

The site includes the grassed area which extends to 2.58 acres and may have potential for further development, subject to planning.

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- Site Area 2.78 acres
- Additional land approximately 2.58 acres
- WC's on both levels
- 3 x gas fired boilers
- Modern portal framed
- Low site coverage
- Car parking on all elevations
- Potential for B1, B2 & B8 uses

ACCOMMODATION	SQ M	SQ FT
Ground Floor	2,440.45	26,269
First Floor	857.61	9,231
GIA	3,298.06	35,500

LOCATION

The property forms part of Stoke-on-Trent College Burslem Campus, currently accessed from Moorland Road via a secure barrier entry system, although alternative access for the property is to be agreed. The surrounding area is predominantly commercial with residential dwellings on the opposite side and fronting Moorland Road.

A500 – 1.6 miles

M6 J15 – 7 miles

A50 – 4.8 miles

M6 J16 – 7.4 miles



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RATING ASSESSMENT

We recommend that enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

SERVICES

The property currently has all services connected to the property, which is heated by gas fired boilers and a 3 phase electric supply. Upon a sale the purchaser will be required to arrange new separate utility supplies for gas and electric. A specification of the new supplies including timescales are to be agreed with the vendors, taking into consideration any disruption to the college requirements. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

The property falls within Use Class D1 (Non-residential institutions). The property is considered suitable for alternative uses subject to planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

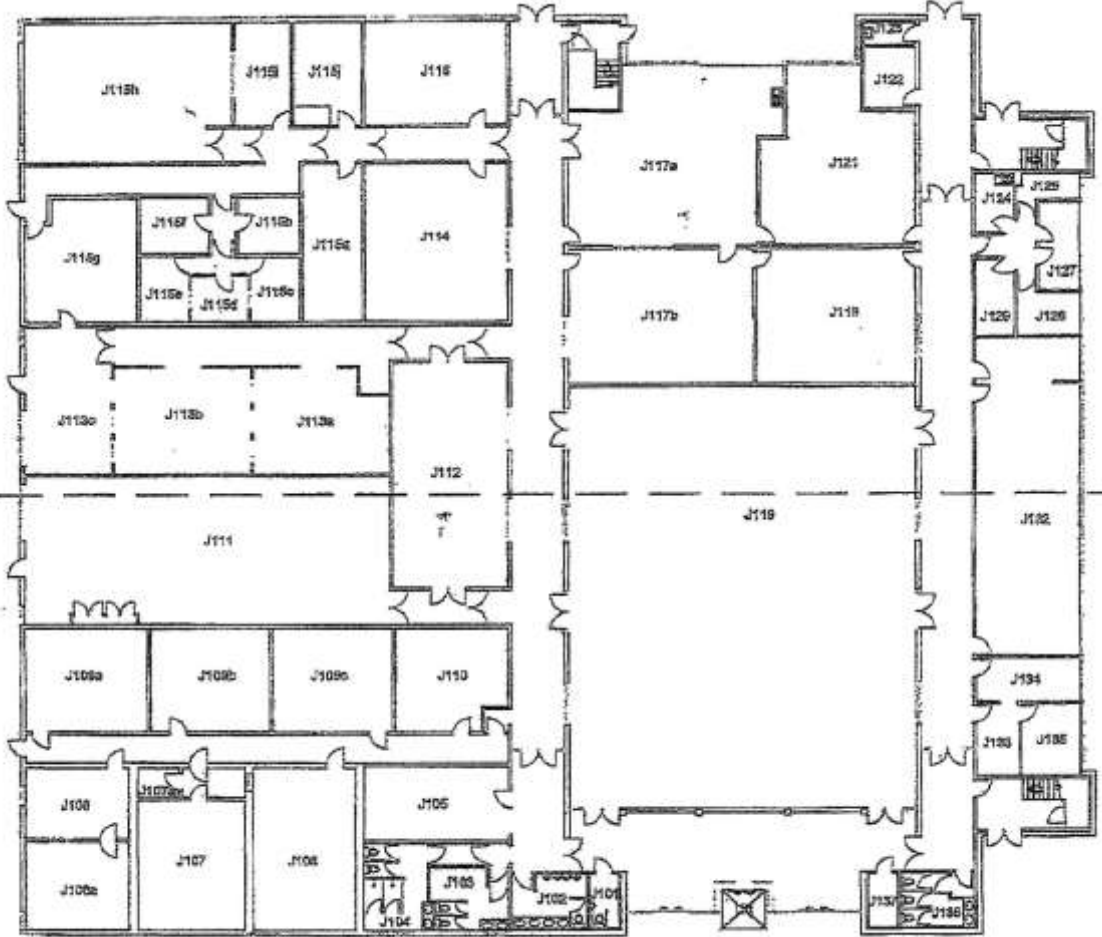
PRICE

£1.4m. Offers on an unconditional and conditional basis will be considered. Interested parties should confirm the conditions of their offer along with proof of funding and identification. Please contact the agents for further information.

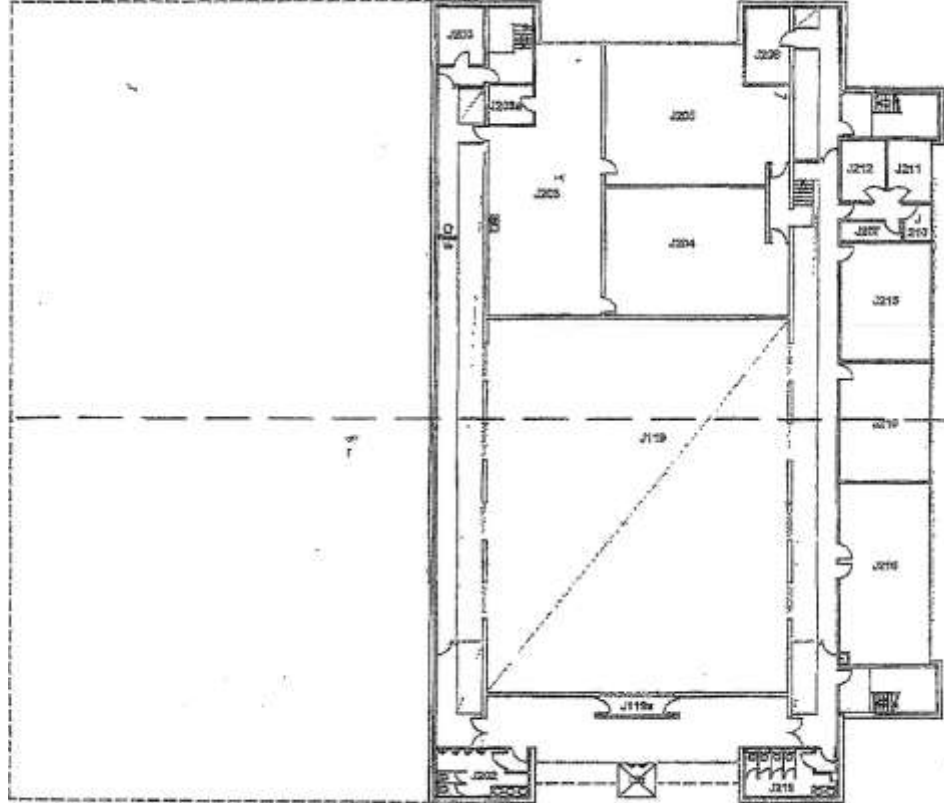


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Ground Floor



First Floor

Plans are for identification purposes only and the internal configuration may differ. Not to Scale.

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TENURE

Freehold and subject to a service charge for maintenance and repair of common areas and equipment.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

EPC

D 84

VAT

All prices/rents are quoted exclusive of VAT which may be applicable.

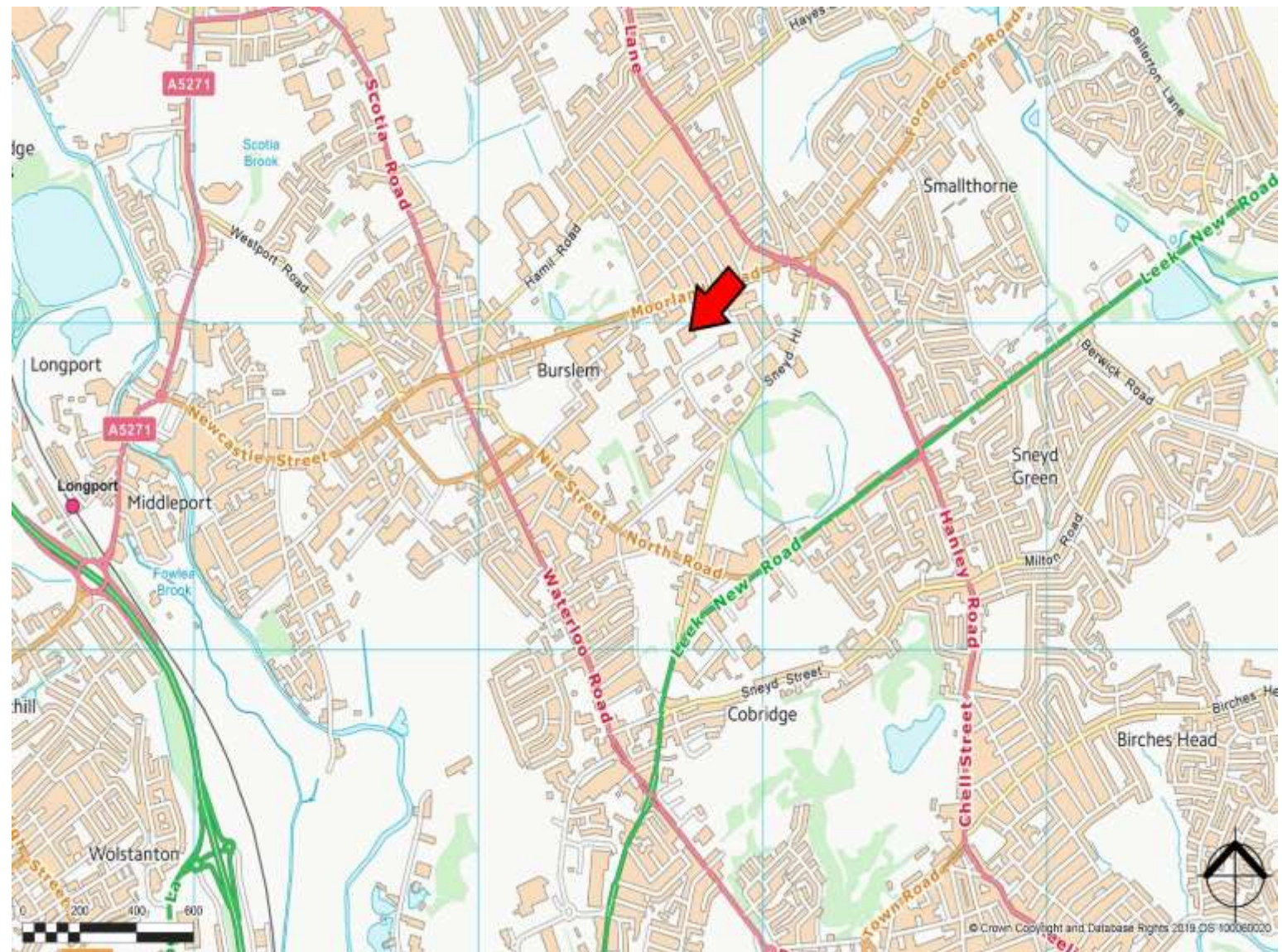
CONTACT

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