



Unit 5 Eagle Works, Leek New Road
Cobridge, Stoke-on-Trent, ST6 2LD

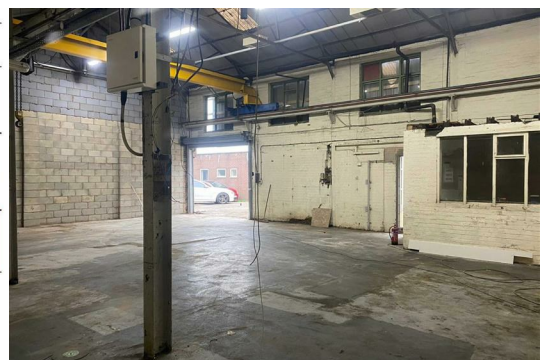


1829.00 sq ft

£13,200 Per Annum

Unit 5 Eagle Works provides 1,829 Sq ft (169.92 Sq m) of working space suitable for industrial and storage/distribution uses. Available on new 3 year leases with no VAT. Unit 5 also benefits from a 3 ton overhead working crane.

Please note that any form of motor trade use will not be considered.



Description

Unit 5 forms part of the redevelopment of Eagle Works which will include the installation of electrically operated Roller Shutter Doors and re-clad frontages within the former engineering premises.

With an internal eaves height of circa 5m the space is suitable for a variety of uses including light industrial, storage and distribution and online sales.

Location

Eagle Works is located on Leek New Road, opposite North Road and Britannia Business Park. Sat Nav users should use ST6 2LD.

Accommodation

GIA: 1,829 Sq ft (169.92 sq m)

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.

Services

There is a 3 Phase electric (sub meter) installed within the unit. There is no gas.

Business Rates

The current rateable value as of 1st April 2026 is £10,750.

Small Business may benefit for upto100% 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.

Tenure

A new lease for a preferred term of 3 years or more. Tenant break options may be considered after 18 months.

Rent

£13,200 per annum (No Vat)

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

The ingoing Tenant will pay a contribution of £450+VAT towards the preparation of the lease.

Deposit Requirements

The ingoing Tenant will be asked to pay a deposit equivalent of 1 months rent in addition to one months rent. The rent is payable monthly in advance.

VAT

VAT is NOT applicable.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ . Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

EPC

Energy Performance Certificate number and rating is 95 - 'D'

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com