



Unit 3 Campbell Road

Campbell Industrial Estate, Stoke-on-Trent, ST4 4EA

£18,500 Per Annum

Open warehouse/industrial unit close to the junction of the A500 and A50.



4600.00 sq ft



Description

The property is of brick and blockwork construction under a pitched and trussed roof with skylights. There is roller shutter door access to the front and rear of the property and parking for approximately 5 vehicles to the front. The property has a kitchen/messroom and two separate toilets.

Location

Campbell Road is mainly a commercial area with some houses nearby. Other major companies close by include Dunelm warehouse, Marks and Spencers warehouse, Booker, Michelin Tyres etc. There is also an office village with a number of major companies located within the offices including Towergate insurance, Water Plus, Ticketmaster etc.

The property is approximately a quarter of a mile from the junction with the A500 and A50. The A500 is an urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway and the A50 is a major dual carriageway providing an east west route across the Country linking Stoke-on-Trent through to Derby and the M1 Motorway at junction 24A. The property is approximately 1 mile south of Stoke-on-Trent Railway Station and approximately two miles from Stoke-on-Trent City Centre (Hanley).

Accommodation

Gross Internal Area 4,600 sq.ft (427.34 sq.m)

Services

All mains services are believed to be connected to the property.

Tenure

The property is available by way of a new lease on terms to be agreed.

Rent - £18,500 per annum plus VAT

A service charge is also payable - annual fee to be confirmed, together with insurance (fee to be confirmed)

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 VOA website advises the rateable value for 2020/21 is £11,000. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p 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.

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

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.

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.

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