



## GF Office Willowbrook House Chemical Lane

Longbridge Hayes Industrial Estate, Stoke-On-Trent, ST6 4PB

£4,500 Per Annum

107.00 sq ft

Offices available within Willowbrook House on short term licence agreements, inclusive of utilities (heating, lighting, power and water) with shared kitchen and toilet facilities, and on-site parking.  
This room would suit an office for one person or a storage room.

## Location

Willowbrook House is situated on Chemical Lane, just off the A500 junction with A527 leading to Sandyford and Tunstall. The A500 gives access to J15 and J16 of the M6 and most other major roads within the city.

## Accommodation

Ground Floor Room : 107 sq ft (9.97 sq m)

## Services

Heating, lighting, power and water are included. Communal areas are cleaned but individuals are responsible for their own offices. Tenants would be required to arrange their own telephone and wifi, and rooms are rated separately so would be responsible for their own business rates.

## 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 2023/24 is TBC. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. 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 - Leasehold

Leasehold - on monthly licence agreements, with 1 month rent and 1 month as a deposit due on commencement.

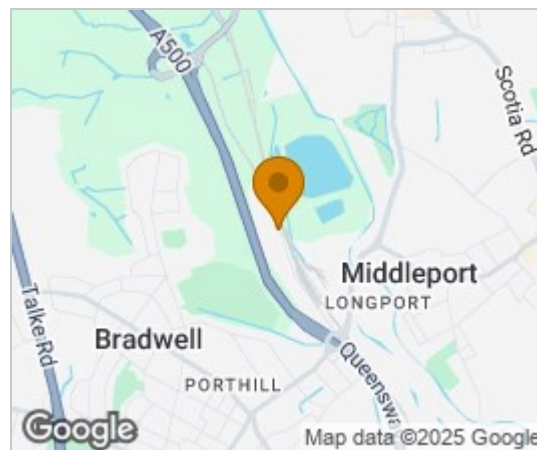
## Proof of Identity

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.

## Credit Check

This landlord does not require a credit check to be completed.

## Area Map



## Floor Plans



## Legal Costs - Letting

The landlord has in-house licence agreements prepared at no cost to the tenant.

## 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.

## VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

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