



Unit 2 Brookside Business Park

Swynnerton Road Nr Stone, Stoke-on-Trent, ST15 0RZ

£6,000 Per Annum



1000.00 sq ft

A heated workshop/warehouse situated on Brookside Business Park located between Eccleshall and Stoke-on-Trent. This well presented clean unit would suit storage, light distribution/engineering. The property benefits from a vehicular access door to the front making it ideal for a variety of uses.



Description

Unit 2 is a well presented clean workshop with 3 phase electric. and heating The property has external access making it ideal for storage and distribution uses.

Brookside business park is situated midst rural surroundings and features wooded grounds offering an attractive working environment. The site benefits from ample shared on-site parking, conference facilities and a striking reception area.

Location

Cold Meece is located approximately four miles west of Stone, some seven miles north of Stafford and eleven miles from the Potteries conurbation. There is speedy access to both junctions 14 and 15 of the M6 motorway whilst the regional road network includes the A34, A51 and A50 trunk roads which provide access throughout a wide geographical area.

Accommodation

GIA: 1,000 Sq ft (92.9 Sq m)

Height to Ceiling: 12 ft (3.66m)

Doors 3.0m (wide) 2.7m (high)

Services

A fully heated unit with lighting and power points. All mains 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.

Rating

*** ZERO RATES ELIGIBLE ***

The VOA website advises the rateable value for 2024/25 is £5,300. 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 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.

Rent

£6,000 per annum plus VAT

plus service charge of £2.50 per sq ft.

*Service charge covers heat costs and common estate maintenance

Service Charge

There is a service charge to cover heating within the unit and the communal areas of the estate i.e. Cleaning and Maintenance of WCs, Car Park, Access Road etc.

The annual service charge for this unit is: £2,500

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 landlords legal costs in connection with the preparation of the lease at a cost of £450+VAT.

VAT

Rent is subject to VAT.

Viewings

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

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