butters john bee bjb
commercial



Unit 2 Govan Road

Fenton Industrial Estate, Stoke-on-Trent, ST4 2RS

8160.00 sq ft

RICS Regulated by RICS

£40,000 Per Annum





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Description

Unit 2 is a self contained unit with roller shutter door and pedestrian door access into the main warehouse/industrial space with ground and first floor offices at one end. A pedestrian door leads into a reception area and an inner corridor which provides three offices, kitchen, male and female toilets. On the first floor, stairs have been constructed by the tenant up to three offices and toilet. The offices have suspended ceilings, painted plaster walls and carpeted floors. There is also a gas fired central heating system.

Location

The premises are situated on Govan Road within the Fenton Industrial Estate, one of the main industrial estates within Stoke-on-Trent. From the main estate road, there is access onto the A50, which in turn links into the City Centre approximately one mile north of the premises. To the south, there is access onto the A50, a major east west route across the Country linking Stoke-on-Trent through to Derby and M1 Motorway at junction 24. The A50 also links onto the A500, a major urban expressway through the heart of the North Staffordshire conurbation and links junctions 15 and 16 of the M6 Motorway.

Accommodation

Ground Floor
Main Production / Warehouse Area : 6,000 sq ft (557.40 sq m)
Admin Area including 3 offices, reception, kitchen, toilets : 1,200 sq ft (111.48 sq m)

First Floor
Installed by tenant including 3 offices & toilet : 960 sq ft (89.18 sq m)

Total : 8,160 sq ft (758.06 sq m)

(Measurements taken from clients formal valuation report)

Services

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
The VOA website advises the rateable value from 1st April 2026 is £32,500. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 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.

Tenure - Leasehold
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

The property is available on a minimum 3 year term with a stepped rent of Year 1 at £40,000, Year 2 at £45,000 and Year 3 at £50,000.

EPC
Energy Performance Certificate number and rating is 66 C (TBC)

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

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.





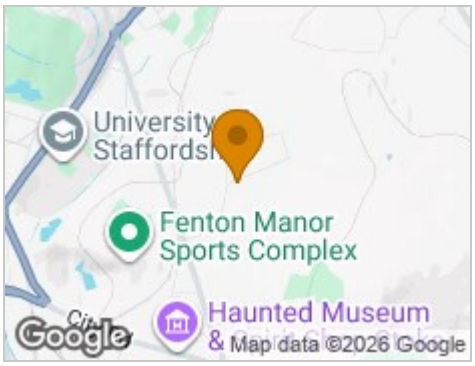

Road Map



Hybrid Map



Terrain Map



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 - Letting

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

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