



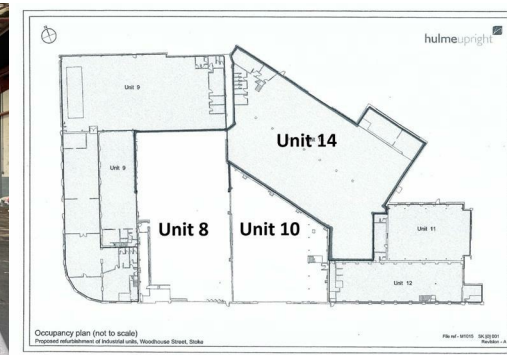
## Unit 8 Stoke Business Park Woodhouse Street

Stoke-on-Trent, ST4 1EZ

£18,000 Per Annum

8913.00 sq ft

Stoke Business Park is an established estate made up of a range of units and office accommodation with excellent road links to the A500 'D' road and M6 J15 (3 miles). Available on a lease or short term licence agreement.



## Description

An industrial unit located on Stoke Business Park with a door height of 4.98m, on the outskirts of Stoke town Centre. The A500 is a short distance away providing access to J15 and J16 of the M6.

## Location

Stoke Business Park is immediately off the A500 D road and offers easy access throughout Stoke-on-Trent and to major road links with the A50 and M6.

## Accommodation

GIA : 8,823 sq ft (819.64 sq m)

## Services

All mains services are available subject to any reconnection which may be necessary. We understand the building has been used for storage and there is not currently electric connected, however previously there was a 3 phase supply.

## 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 2025/26 is £17,500. 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. Leases will be prepared outside the Landlord & Tenant Act.

The landlord may also consider short term lets by way of a licence agreement.

## EPC

Energy Performance Certificate number and rating is 88 D

## VAT

VAT is applicable to this property.

## 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.

## 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.

Tel: 01782 212201 Email: [commercial@bjbmail.com](mailto:commercial@bjbmail.com) [www.buttersjohnbee.com](http://www.buttersjohnbee.com)