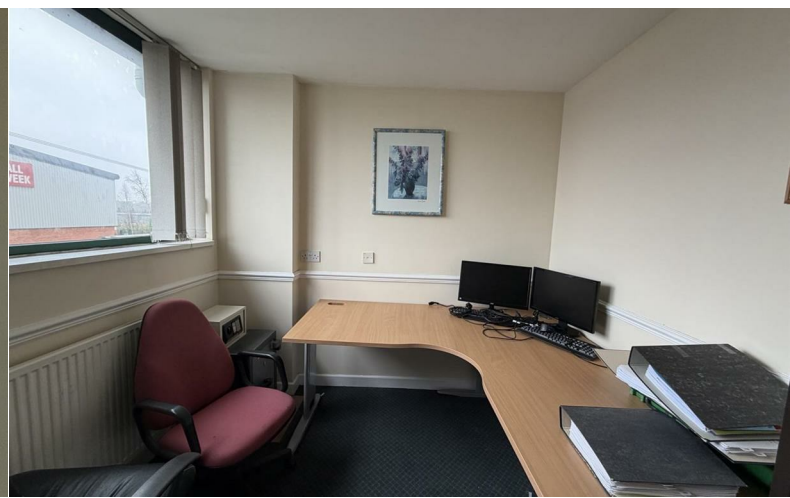
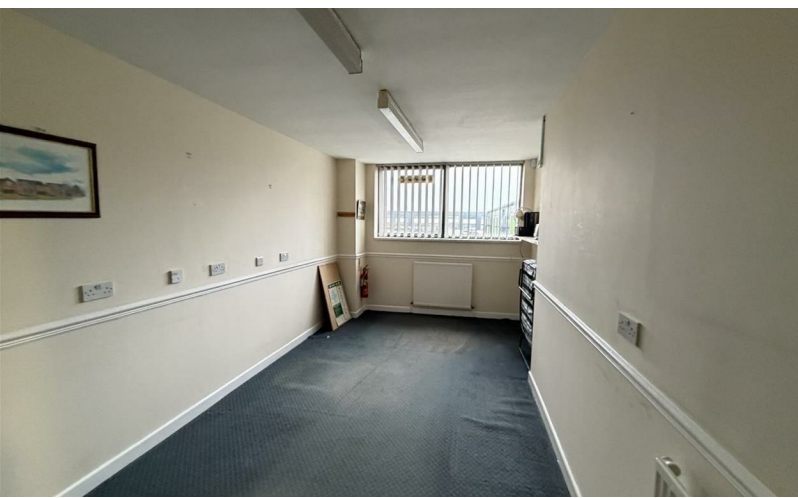




## Offices above Unit 10 Brownhills Business Park Canal Lane, Tunstall, Stoke-on-Trent, ST6 4RP

£6,000 Per Annum

349.00 sq ft



## Description

First Floor offices within a row of units fronting Brownhills Road in Tunstall. Offering light and airy accommodation with rent the inclusive of heat, power and water, these offices would suit a range of businesses looking for 'fixed cost' accommodation. The premises benefit from having excellent road links, being just 1 mile from the A500 and just 6.5 miles from Junction 16 of the M6. On site parking included within the cost of just £500+VAT pcm.

## Accommodation

Comprising of two offices, Kitchen, WC

Office One: 169 Sq ft (15.70 Sq m)

Office Two: 118 Sq ft (10.96 Sq m)

Kitchen: 62 Sq ft (5.76 Sq m)

TOTAL: 349 Sq ft (32.42 Sq m)

## 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.

## Services

Mains Water, electric and drainage are all connected to the property and are included within the rent under a fair usage policy.

Broadband and telephone connection would be the responsibility of the ingoing Tenant.

## Rating

Business Rates are Included within the cost of the rent.

## Tenure

A new Lease for a minimum term of 12 months or more at £500 pcm plus VAT.

## 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

Established Companies (Est 3 years or more)

Bjb will conduct an Experian credit report on the business. Should the report not meet our clients requirements then we may ask for a deposit and/or personal guarantor to the lease.

Individuals and new business (est 12 months or less)

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 will contribute £450+VAT towards the cost of the lease or £200+VAT for a License.

## VAT

VAT is applicable to this property.

## 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.