



## Unit 8 Spedding Road

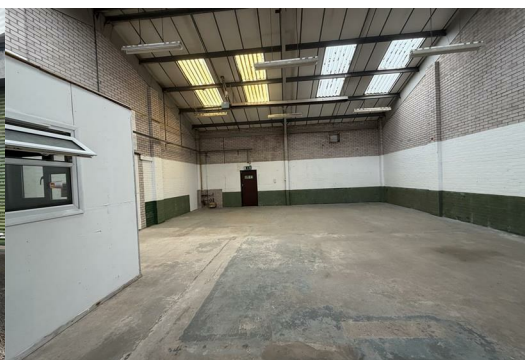
Fenton Industrial Estate, Stoke-On-Trent, ST4 2ST

£11,500 Per Annum



1503.00 sq ft

The property comprises an industrial/ Warehouse unit with an office and male and female toilets to the front of the property. The property has brick walls and a pitched corrugated roof with sky lights. The main unit is access via a full height (3.4m) roller shutter door. To the front of the building is an area for loading and unloading and the ability to park 3 cars.



## Location

The property is situated on the Fenton Industrial Estate just off the A50 Victoria Road with direct access to the A50 dual carriageway which links Stoke on Trent through to Derby and on to the M1 at junction 24a. There is also good access to the A500 an urban express way linking junctions 15 to 16 of the M6 Motorway. There is also good access to all the Stoke on Trent towns.

## Accommodation

Industrial/ Warehouse 1,266 sqft 117.61 sqm

Office and toilets 237 sqft 22.01 sqm

Total floor area 1,503 sqft 139.62 sqm

## Services

Mains water, drainage and water are connected but not been tested.

## 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 the 1st April 2026 is £9,100. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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.

## EPC

Energy Performance Certificate number and rating is 84 - D

## 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.

## 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 at a cost of £780 plus VAT, plus Surveyors fees of £780 plus VAT.

## 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.

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