



## Unit 4b Campbell Road

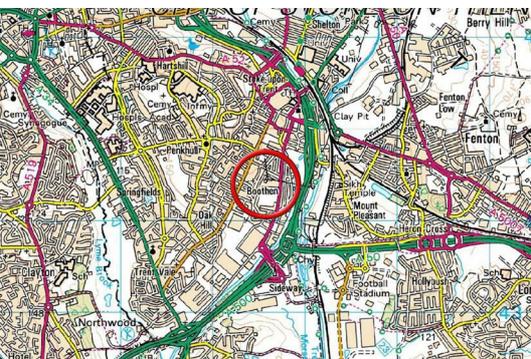
Campbell Road, Stoke-on-Trent, ST4 4DX

£10,000 Per Annum

Warehouse/Industrial unit close to the junction of A500 and A50.



1960.00 sq ft



## Description

The property is currently being used as a gym and briefly comprises reception area, kitchen/storage, two WCs, gym space and a rear warehouse with roller shutter door access. There is parking for two vehicles to the front.

## Location

Campbell Road is mainly a commercial area with some houses nearby. Other major companies close by include Dunelm warehouse, Marks and Spencers warehouse, Booker, Michelin Tyres etc. There is also an office village with a number of major companies located within the offices including Towergate insurance, Water Plus, Ticketmaster etc.

The property is approximately a quarter of a mile from the junction with the A500 and A50. The A500 is an urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway and the A50 is a major dual carriageway providing an east west route across the Country linking Stoke-on-Trent through to Derby and the M1 Motorway at junction 24A. The property is approximately 1 mile south of Stoke-on-Trent Railway Station and approximately two miles from Stoke-on-Trent City Centre (Hanley).

## Accommodation

GIA 1960 sq.ft (182.17 Sq.m)

## 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 April 2026 is £9,500. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses 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 on new terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.

## EPC

Energy Performance Certificate number and rating is 67 - C

## VAT

There is VAT applicable to the rent.

## 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

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

## Service Charge

The current service charge portion for this property is £781.12 plus VAT per annum.

## 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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