

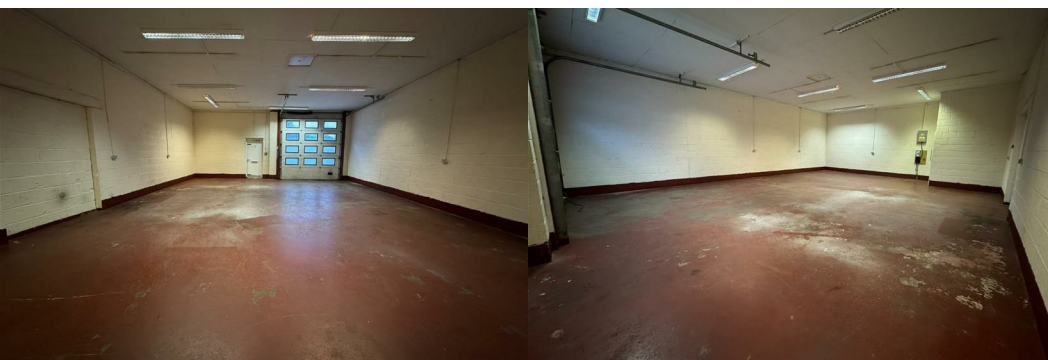


**Unit 11 Lea Hall Enterprise Park**  
**Wheelhouse Road Brereton, Rugeley, WS15 1LH**  
**£10,500 Per Annum**

**997.00 sq ft**



Modern workshop / warehouse unit located on Lea Hall Business Park in Rugeley. This presentable and clean premises are available to let on flexible terms at £875 per month plus VAT. The unit benefits from Roller Shutter Door, 3 Phase Power, WC. On site parking.



### Description

Modern warehouse/ workshop unit of brick construction under a pitched tile roof with Roller shutter door, 3 phase power and WC. On site parking.

### Location

The property is located on Lea Hall Enterprise Park off Wheelhouse Road in Rugeley. Sat Nav users should use post code WS15 1LH

### Accommodation

TOTAL GIA: 997 Sq ft (92.62 Sq m)

### Services

Electric and water 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

\*\*\* ZERO RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2025/26 is £9,900. 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.

### Service charge and Insurance

Service Charge and Building Insurance are included within the rent.

### Tenure

Leasehold - on new terms to be agreed for a minimum term of 3 years or more.

Rent £10,500 per annum + 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.

### 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

Each party to bear their own costs in connection with the lease. A lease can be issued within 7 days direct to the ingoing Tenant, meaning occupation can take place within 7-14 days of viewing.

### 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.