



Common Lane

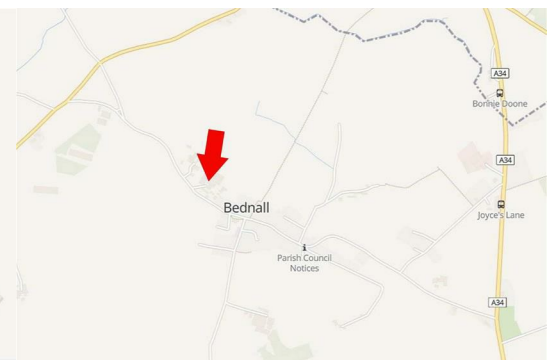
Bednall, Stafford, ST17 0SA

£12,000 Per Annum



2000.00 sq ft

A substantial warehouse/industrial unit located on Lower Farm in Bednall near Stafford. The property is configured with a low level store/workshop on the ground floor with mezzanine and offices above. The mezzanine has the advantage of a full height roller shutter door making it accessible for loading.



Description

A unit of steel portal frame construction suitable for general storage or light industrial uses. The property has a roller shutter door on one end providing access to both ground and mezzanine levels. Other benefits include internal offices, 3 phase power and flexible terms.

Accommodation

Ground Floor: 2,000 Sq ft (185.80 Sq m)

Mezzanine: 2,000 Sq ft (185.80 Sq m)

Gross Internal Area: 4,000 Sq ft (371.60 Sq m)

* Approximate sizes (not measured by bjb)

Services

Electric.

A WC will be provided for the Tenants use (shared).

Rating

No Business Rates information available.

Tenure

A 6-12 month Licence agreement at £1000 per calendar month. (Plus Vat)

Alternatively a longer term lease is available from 1-3 years (Outside the Landlord and Tenant Act).

Payments are made monthly in advance. A deposit ranging from £1000 to £1500 will be payable prior to entry, the amount will be determined based upon the status of the Tenant

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 cost for preparing and issuing a lease is £450 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.

Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only

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 www.buttersjohnbee.com