



## Shelton Enterprise Centre

Shelton, Stoke-on-Trent, ST1 4PZ

£2,352 Per Annum

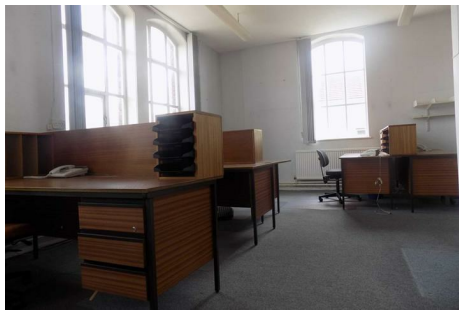
82.00 sq ft



# Shelton Enterprise Centre Bedford Street

Shelton, Stoke-on-Trent, ST1 4PZ

£2,352 Per Annum



## Description

The Enterprise Centre has 90 work spaces which are ideal for a number of different uses ranging from offices, workshop and storage. A number of units are available and facilities includes reception and waiting area, central post and parcel facility, fully alarmed units, CCTV and fax service.

The units have double door access and breeze block concrete floors. The site has 24 hour access and free on-site car parking.

## Location

The Shelton Enterprise Centre is located on the edge of Stoke-on-Trent City Centre on the B5046 which provides access to the A53 and A5006 and these in turn give direct access to the A500, an urban expressway through the heart of the Stoke-on-Trent conurbation linking junctions 15 and 16 of the M6 Motorway. Stoke-on-Trent City Centre is approximately half a mile from the Centre and provides major retail and leisure facilities.

## Accommodation

Units available from 82 sq.ft to 632 sq.ft

## Services

Mains electricity is connected and some units have water. There are shared toilet facilities.

## Terms

The units are available on a licence agreement and the rents are inclusive of business rates.

## 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 Rateable Value will be assessed upon occupation. Many of the suites will fall under the ZERO business rates initiative provided your business meets the criteria set by the government and local authority. . The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto100% 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.

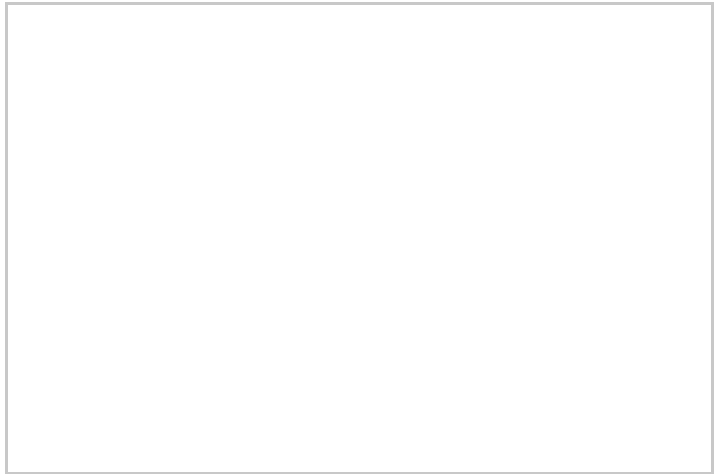
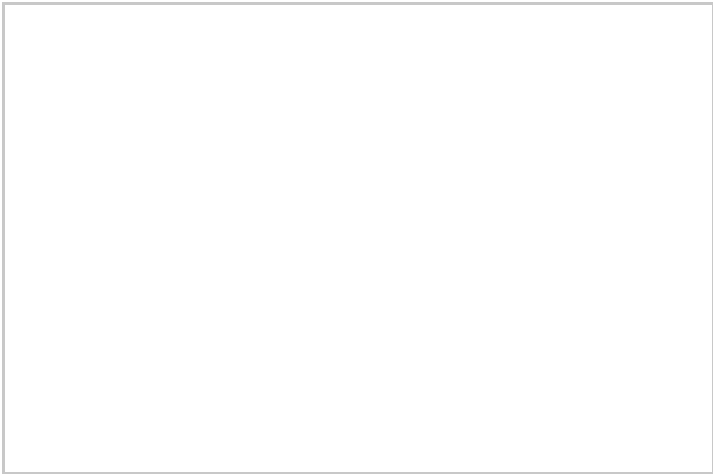
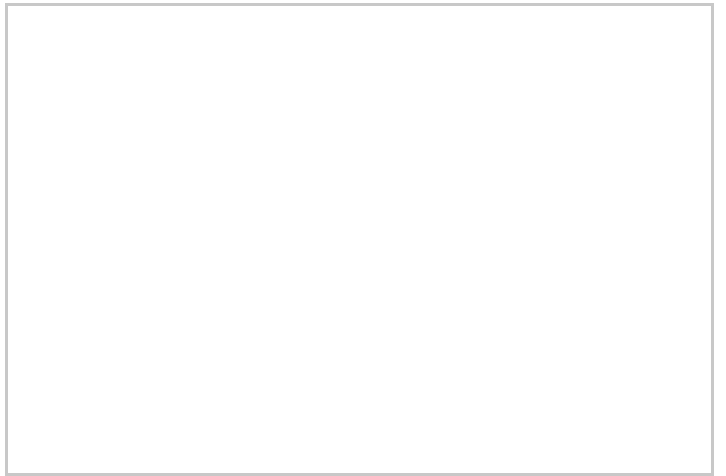
## Contact

For all enquiries other than viewings please contact;

Richard Day BSc(Hons)MRICS  
Email : [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

## 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.



## Road Map



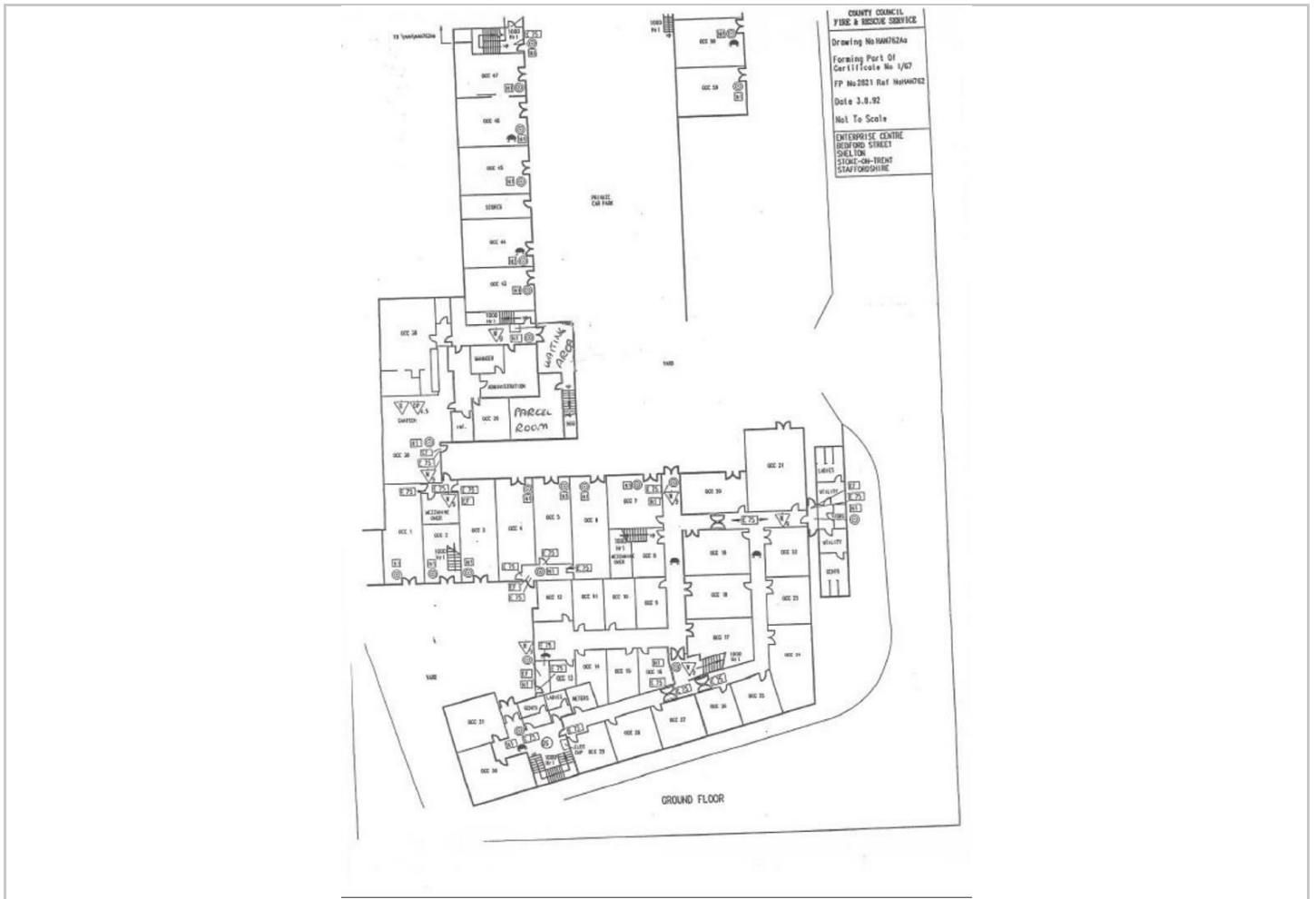
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.