



Unit 1 Florida Close

Hot Lane Industrial Estate, Stoke-on-Trent, ST6 2DJ

£14,500 Per Annum

1800.00 sq ft



Unit 1 Florida Close

Hot Lane Industrial Estate, Stoke-on-Trent, ST6 2DJ

Description

Unit 1 forms one of seven units within this new development. The unit benefits from full height glazed frontage with personnel door, roller shutter and a generous eaves height of up to 6.8m. It has been designed with expansion in mind with an increased floor loading capacity in part of the unit. This will enable the Tenant to install a mezzanine within the unit either now or at a later date.

The unit has a roller shutter door measuring 4 metres wide by 5.5 metres high. Other benefits include 225mm insulation within the roof and 1800mm insulation within the clad walls, meaning each unit will be energy efficient. Parking is available immediately in front of the unit and there is additional outside storage and parking to the side of the unit.

Accommodation

GIA: 1800 Sq ft (167.22 Sq m)

Inc WC

Eaves Height 5.6m (Low), 6.8m (High)

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.

Services

3 Phase Electric, Water and Mains Drainage are all available and connected. No Gas. 3 Phase Electric, Water and Mains Drainage are all available and connected. No Gas.

There is currently no service charge applicable to this development.

Rating

*** SMALL BUSINESS RATES ELIGIBLE ***

The VOA website advises the rateable value for 2024/25 is £10,750. The standard non-domestic business rates multiplier is 54.6p. 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.

Tenure

A new Tenants FRI Lease for a preferred term of 5 years or more.

Legal Costs

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

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.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

EPC

Energy Performance Certificate number and rating is C(56).

VAT

VAT is applicable and will be payable on top of the rent.

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

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

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

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.

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