



Birch House Lane Industrial

Cotes Heath, Stone, ST15 0QQ

£48,500 Per Annum



13222.00 sq ft

Units 1-4 Birch House Lane Industrial Estate are available to let to a single occupier, providing industrial/manufacturing space with 3 phase 140 KVA Supply, 24/7 access, 365 day a year and on site CCTV. All uses will be considered including the Motor Trade.



Description

A series of units benefitting from 3 phase electric with on site 140 KVA Supply and overhead compressed air lines. Will suit a variety of uses including engineering, industrial or general storage and distribution.

Birch House Industrial Estate provides Tenants with a range of key benefits including:

- > On site CCTV with Police monitoring
- > High Demand 140KVA Power via on site electric sub station
- > All uses considered including the Motor Trade
- > Compressed Air supply in some of the units
- > Internal Repairing and Insuring Leases
- > VAT is not applicable

Location

Birch House Lane Industrial Estate is located on Birch House Lane, a side road off the A519 between the villages of Cotes Heath and Slindon. Sat Nav users should use postcode ST15 0QQ.

Accommodation

Unit 1 - Approximately 2,500 sq.ft - £TBC

Services

Mains services are available subject to any reconnection which may be necessary. Services include 3 phase power, water and drainage.

Planning

The unit has been used for Engineering, industrial and storage uses in the past and will suit similar uses.

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

To be confirmed dependent upon the Unit/space taken.

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

A new lease for a preferred term of 3 or 5 years on a Tenants Internal Repairing Basis. The lease will have provisions for the recovery of services/utility charges and building insurance. The Landlord will be responsible for ongoing maintenance of the roof and structure of the building including external window frames.

Building Insurance to be estimated based upon the space taken.

Service Charge

The Tenant will pay a service charge calculated as a percentage of the total site charge. Units 1-4 Service Charge: £3,340.22 pa

The Service Charge covers: Communal Lighting, Landscaping, Cleaning of communal areas and WCs, Maintenance of common areas inc car parks and access roads,

Credit Check

On agreed terms the incoming 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.

VAT

VAT is NOT applicable to this property.

Legal Costs

The incoming Tenant will pay a contribution of £350+Vat towards the preparation of the lease agreement.

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.

Contact

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS
Email : commercial@bjbmail.com

Area Map



Floor Plans

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

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.

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