

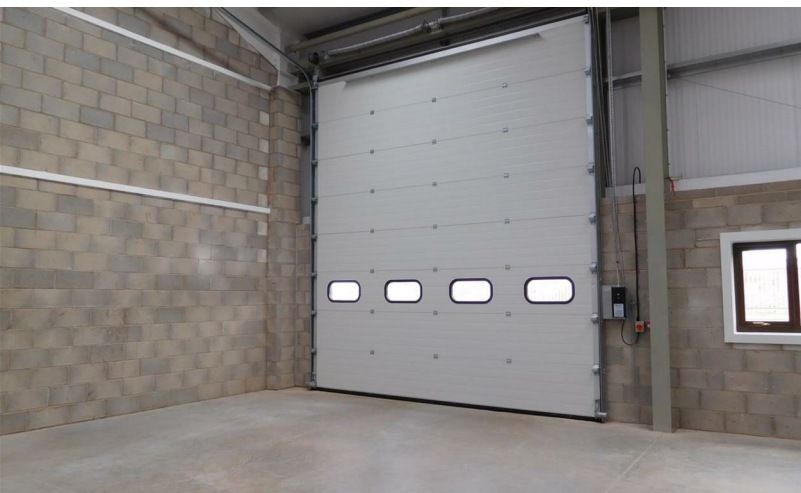


Unit A4 Douglas Park, Opal
Stone Business Park, Stone, ST15 0YJ
£18,000 Per Annum



2465.00 sq ft

Modern warehouse unit located on established business park close to Junction 14 of the M6. The property has a gross internal area of 2,465 sq ft and a generous eaves height of 5.5m (15.8 ft). Parking and loading area immediately in front. Discounted rent year one: £18,000 pa.



Description

Unit A4 Douglas Park is a steel portal frame industrial unit featuring insulated cladding to the upper elevations and roof with Roller Shutter door at the front and office within. The property has an internal eaves height of 5.5m and parking immediately in front.

Our client will not consider motor repairs for this unit.

Location

Situated on Stone Business Park, Opal Way provides access to the A34 which in turn leads to Junction 14 of the M6. Sat Nav users should input ST15 0YJ to located the property.

Accommodation

GIA: 2,465 Sq ft (229.00 Sq m)

Eaves Height : 5.5m (18 Ft)

Electric : 3 Phase KVA subject to requirements

Gas: A gas supply will be present

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

Electric, water and mains drainage are available subject to any reconnection which may be necessary.

Rating

The VOA website advises the rateable value for 2024/25 is £18,000 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 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.

Tenure - Leasehold

A new lease for a preferred term of 5 years or more. 3 years minimum.

Rent: £18,000 (Yr1) followed by £19,000 (Yr2) and £20,000 (Yr 3)

EPC

Energy Performance Certificate number and rating is TBC

VAT

We have been advised Vat is applicable to this property.

Legal Costs

Each party is responsible for their own legal costs in respect of the lease for the property.

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.

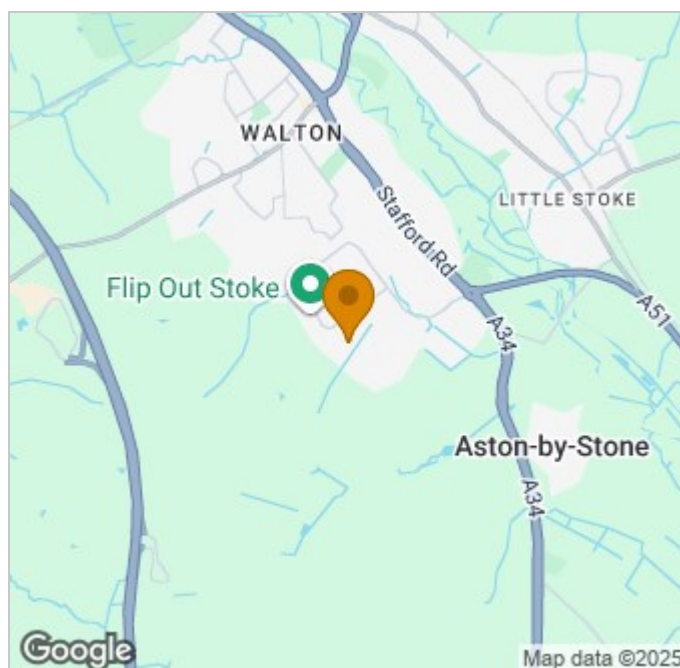
Proof of Identity

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.

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.

Area Map



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.

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