



## Unit 13 Kimberley Business Park

Redbrook Lane Brereton, Rugeley, WS15 1RE

£16,000 Per Annum

2400.00 sq ft

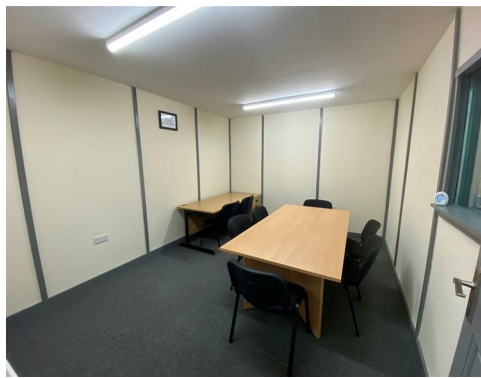
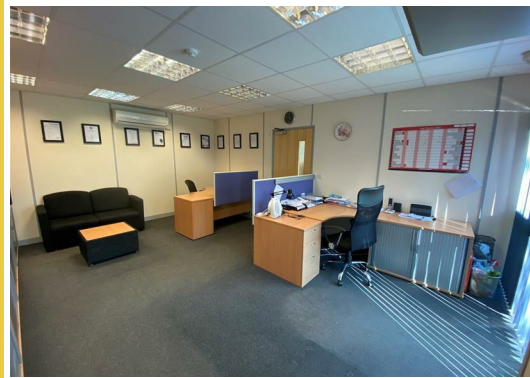


A Modern industrial warehouse unit forming part of Kimberley Business Park in an established industrial location just off the A460 south of Rugeley town centre. Benefitting from office/reception with air conditioning, WC and disabled access WC. Limited motor trade uses such as car sales may be considered. Mechanics/Car Repairs will be declined,

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## Description

A modern unit of steel portal frame construction with profile cladding to walls and roof. The unit has an entrance lobby, office with suspended ceiling and air conditioning and toilets. The property has an internal eaves height of 4m rising to 5.2m at the pitch. There is a roller shutter door and car parking at the front of the building.

## Location

Kimberley Business Park was constructed approximately 10 years ago comprising of 28 units in seven terraces, it is located just off the A460 south of Rugeley town centre.

## Accommodation

Gross Internal Area: 2,400 Sq ft (222.96 Sq m)

Incorporating office of 4.35m x 5.92m (25.76 Sq m)

Plus meeting room (not measured)

## 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

All mains services are available subject to any reconnection which may be necessary.

## Rating

\*\*\* This Property is eligible for discounted business rates, Subject to Conditions - Please contact Local Authority\*\*\*

The VOA website advises the rateable value from the 1st April 2026 is £12,750. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p 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 lease on terms to be agreed for a preferred term of 3 years or more.

## Service Charge

A service charge is payable for the upkeep and maintenance of common areas including the car park. The service charge amounts to circa £170 plus VAT per calendar month.

## EPC

The property has an EPC rating of D-80.

## Legal Costs

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at £450+VAT.

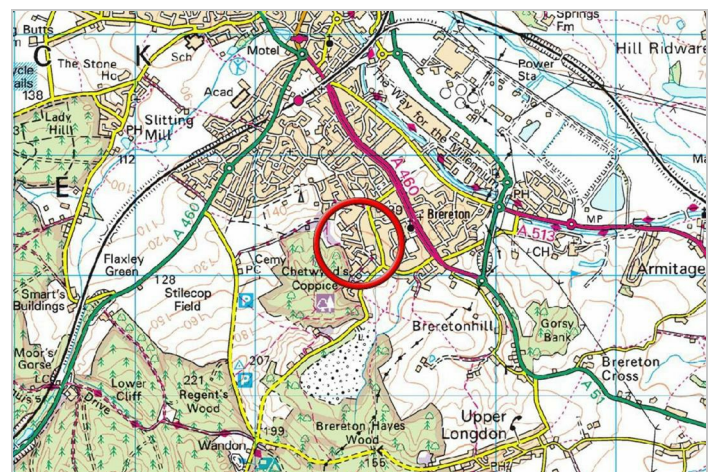
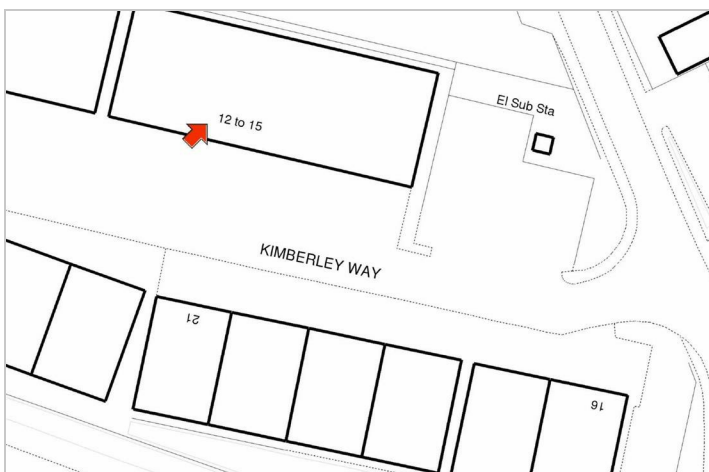
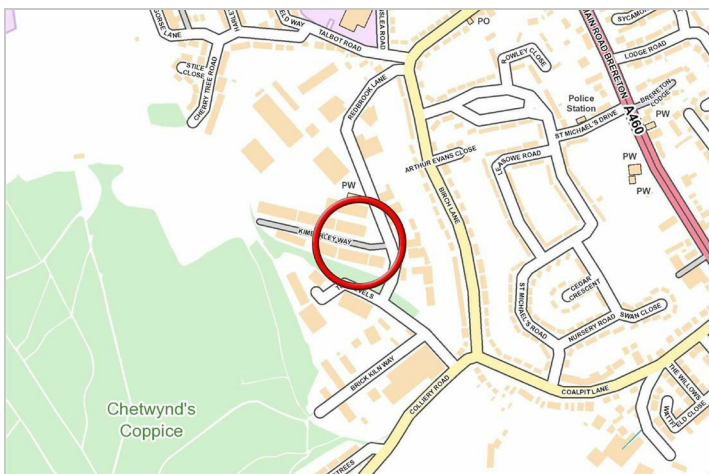
## VAT

VAT is applicable and will be added to the rent.

## Credit Check

New Businesses (established less than 3 years) or Individuals

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.



## Road Map



## Hybrid Map



## Terrain Map



## 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.

## 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.



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.