butters john bee bjb
commercial



Unit 8 Arlington Court

Newcastle-under-Lyme, Staffordshire, ST5 6SS

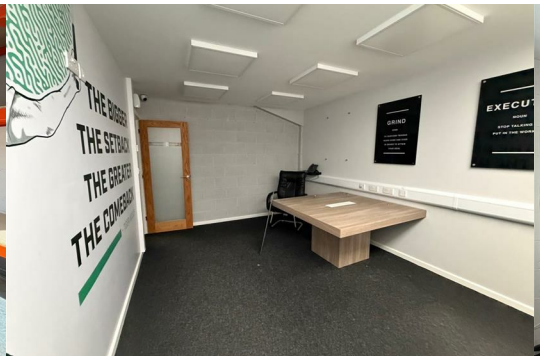
£15,000 Per Annum

RICS® Regulated by RICS

2775.00 sq ft

High quality warehouse distribution/ industrial unit of portal frame construction with insulated profile cladding over brick/block walls. The unit has electric roller shutter door access and double glazed main entrance doors and windows with internal office areas. CCTV security to yard and fully fenced / gated perimeter to the site.







Description
Warehouse with extensive modern high specification offices on the first floor.

Location
Conveniently located off Scott Hay Road north west of Newcastle-under-Lyme town centre with links via B5044 /A525 to A34 and M6 Motorway. SAT NAV: ST5 6SS

Accommodation
Ground Floor : 1,515 sq ft / 140.74 sq m
Offices: 1,260 sq ft / 117.05 sq m
Total : 2,775 sq ft / 257.80 sq m

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

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
** Zero Business Rates applicable **

The VOA website advises the rateable value from the 1st April 2026 is £10,250. 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 - Leasehold
On a new full repairing and insuring lease with a stepped rent as below. A break clause will be considered:

Year 1 £15,000

Year 2 £15,500

Year 3 £16,000

VAT is applicable to the rent

EPC
Energy Performance Certificate number and rating is 92 D

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.

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.

Legal Costs - Letting
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease. The costs are £450 plus VAT.

Service Charge
There is an annual service/maintenance charge of 40p per sq.ft

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