butters john bee bjb
commercial



Unit 7 Brindley Court Victoria Business Park

2479.00 sq ft

Knypersley, Stoke-On-Trent, ST8 7PP

RICS Regulated by RICS

£14,000 (From) Per Annum

*** RENT NOW REDUCED ! ****
Modern, high quality warehouse industrial unit with roller shutter door access and parking to the front. This purpose built unit offers superb working accommodation with mezzanine floor providing 983 Sq ft of additional space over the ground floor footprint of

Unit 7 Brindley Court Victoria Business Park

Knypersley, Stoke-On-Trent, ST8 7PP

£14,000 (From) Per Annum

Description
The property comprises an end-terrace warehouse unit arranged around a central car park/loading area on Brindley Court, Victoria Business Park in Knypersley. The unit is of steel portal frame construction with brick/block infill and insulated profile cladding to the upper elevations and roof. Internally the unit comprises open plan warehouse with a roller shutter door and personnel door to the front. The units were constructed approximately fifteen years ago and their original specification included an office and WC.

Location
Victoria Business Park is located off Tunstall Road between Knypersley and Biddulph in Stoke-on-Trent. Biddulph town centre is located approximately 1.5 miles to the north of the property.

Accommodation
Warehouse
Office/ WC
Ground Floor Warehouse: 1,493 Sq ft (138.70 Sq m)
Mezzanine 986 Sq ft (91.60 Sq m)

TOTAL FLOOR AREA: 2,479 Sq ft (230.30 Sq m)

Services
Electric, water and drainage are all available, subject to any reconnection which may be necessary. There is no mains gas.

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
The VOA website advises the rateable value from the 1st April 2026 is £13,250. 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.

Lease Terms and Rent
Leasehold - on a new full repairing and insuring lease with terms to be agreed by way of a stepped rent of:

Year One: £14,000
Year Two: £15,000
Year Three: £16,000

EPC
Energy Performance Certificate number and rating is TBC

Service Charge
There is a annual service/maintenance charge of 40p per sq.ft to cover the following communal items:

Car Park, Landscaping, Communal Lighting, CCTV, Drainage.

Legal Costs - Letting
The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease at £450+VAT.
The lease will be a standard law society lease providing for tenants full repairing and insuring terms. We advise all prospective tenants seek legal advice before entering into any legal agreement.

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.

VAT
The rental prices quoted are plus VAT.

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.





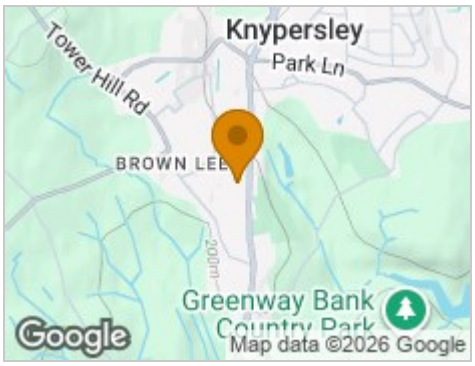
Road Map



Hybrid Map



Terrain Map







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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