butters john bee bjb
commercial



Unit 1 Spedding Road

Fenton Industrial Estate, Stoke-On-Trent, ST4 2ST

RICS® Regulated by RICS

1470.00 sq ft

£11,500 Per Annum

The property comprises an industrial/ Warehouse unit with an office, kitchen & toilet to the front of the property. The property has brick walls and a pitched corrugated roof with sky lights. The main unit is access via a full height (3.4m) roller shutter door. To the front of the building is an area for loading and unloading and the ability to park 3 cars.







Location
The property is situated on the Fenton Industrial Estate just off the A50 Victoria Road with direct access to the A50 dual carriageway which links Stoke on Trent through to Derby and on to the M1 at junction 24a.
There is also good access to the A500 an urban express way linking junctions 15 to 16 of the M6 Motorway. There is also good access to all the Stoke on Trent towns.

Accommodation
Warehouse : 1,279 sq ft (159.93 sq m) internal height at lowest point 4.3m
Office : 91 sq ft (8.47 sq m)
Kitchen : 40 sq ft (3.70 sq m)
W.C

Total GIA : 1,470 sq ft (136.56 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
The VOA website advises the rateable value from the 1st April 2026 is £9,100. 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
Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC
Energy Performance Certificate number and rating is

VAT
VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

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 at a cost of £1040 plus VAT, plus Surveyors fees of £1040 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.

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.