



Unit 13 Trentham Technology Park

Trentham, Stoke-On-Trent, ST4 8LJ

£12,000 Per Annum

1000.00 sq ft



A ground floor business unit located on Trentham Technology Park close to the A34 and A50 and having the benefit of on site parking and double access/loading doors. Whilst these units were constructed for general business use they lend themselves to office or clean workshop use. Predominantly open plan with male/female WCs at the front. Fully DDA Compliant and offering light and airy space.



Description

A modern ground floor unit under a flat clad roof offering open plan space. Male and Female/Disabled WCs are situated at the front of the units whilst heating is provided by wall mounted electric radiators, suspended ceilings and lighting are just some of the features on offer, demonstrating the quality of space available. Designated parking for four vehicles with additional spaces available within the overspill car park.

Location

Trentham Technology Park is an established enterprise area located situated adjacent to Trentham Business Park with excellent road links to the A50 (1.8 miles), A34 (1.5 miles), A500 (2.3 miles) and M6 Motorway network (3 miles). A retail development is situated close by providing a range of amenities including a Public House, Supermarket, Takeaway and shops.

Accommodation

NIA: 1,000 Sq ft (92.90 Sq m)

Consisting of open plan area, WCs and Kitchenette.

Services

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

Rating

*** ZERO BUSINESS RATES ELIGIBLE ***

The VOA website advises the rateable value for 2026/27 is £8,100. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p 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.

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.

Tenure - Leasehold

A new Tenants Internal Repairing and Insuring Lease for a preferred term of 3 years or more. Shorter terms and/or Tenant break options will be considered.

Rent: £12,000 Plus VAT

Maintenance Charge

We understand that there is a annual maintenance charge of £2,020 per annum to cover the upkeep and maintenance of the car parks, communal lighting and landscaped areas.

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. Where a property is due to go to auction, all bidders will be required to register prior to auction.

EPC

tbc

VAT

We have been advised Vat is applicable to this property.

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.

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