



Offices 33 & 34 Brookside Business Park

Cold Meece Nr Stone, Stoke-on-Trent, ST15 0RZ

£10,500 Per Annum

1534.00 sq ft



Offices 33 & 34 Swynnerton Road

Cold Meece Nr Stone, Stoke-on-Trent, ST15 0RZ

£10,500 Per Annum



Description

The office suites are well equipped and easily accessible on the first floor of the main building at Brookside Business Park. Situated midst rural surroundings and features wooded grounds offering an attractive working environment. The site benefits from ample on-site parking, conference facilities and a striking reception area. The site benefits from superfast 1GB broadband!

Location

Cold Meece is located approximately four miles west of Stone, some seven miles north of Stafford and eleven miles from the Potteries conurbation. There is speedy access to both junctions 14 and 15 of the M6 motorway whilst the regional road network includes the A34, A51 and A50 trunk roads which provide access throughout a wide geographical area.

Accommodation

Three Rooms with a Net Internal Area of 1534 Sq ft (142.51 Sq m)

Services

Electric is present within the office suites and usage is metered.

Gas Central heating feeds the entire building and there are radiators within the offices. Heat is provided within the service charge payment and is not metered.

Water and Drainage is available within the WCs which are shared with other Tenants.

Rating

*** ZERO BUSINESS RATES APPLICABLE ***

The VOA website advises the rateable value for 2023/24 is £9,600. The standard non-domestic business rates multiplier is 51.2p. 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.

Rent

£10,500 per annum

Rent is subject to VAT.

Service Charge

The offices are subject to a service charge which covers all common maintenance, repairs and improvements together with the heating of the offices. Electric is by way of a meter.

Service Charge: £2.50 per sq ft (£3,835 pa).

Legal Costs

The ingoing tenant is responsible for the landlords legal costs in connection with the preparation of the lease at £450+VAT.

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.

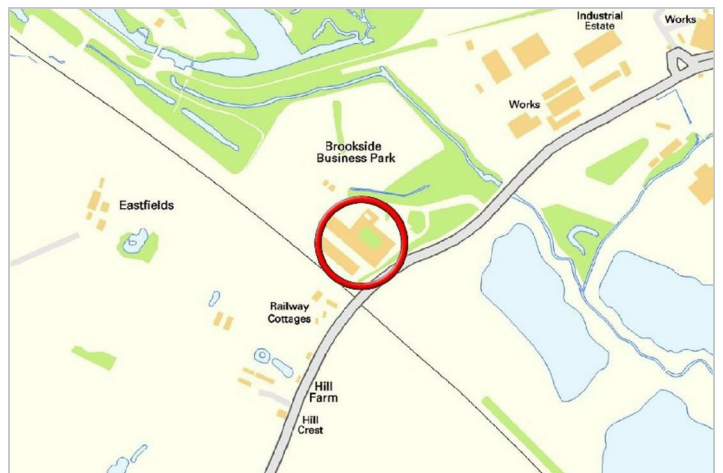
Viewings

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.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

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.