



## St James House Webberley

Longton, Stoke-on-Trent, ST3 1RJ

£2,352 Per Annum



sq ft

The property has been extensively refurbished and provides 23 office/studio units as well as a 40 person meeting room. There is also a communal kitchen and free on-site parking.

Units range from 160 sq.ft. - 300 sq.ft.

Rents from £196 pcm - £366 pcm



## Description

St. James House was built in 1867 and has recently been extensively refurbished and now provides 23 offices/studios and workshop units in various sizes and shapes. There is also a 40 person meeting room and free on-site parking. All the units are fully alarmed and there is 24 hour access. Other facilities include reception and waiting area, central post and parcel facility and 24 hour security and CCTV. Fax and broadband is also connected.

## Location

The property is located alongside the A50 dual carriageway just north of Longton Town Centre and within walking distance of the main shopping area. There is direct access onto the A50 dual carriageway which links Stoke-on-Trent and the M6 Motorway through to Derby and the M1 Motorway at junction 24A. Longton is one of the six towns which make up the Stoke-on-Trent conurbation and has good access to all the Stoke-on-Trent Towns. Longton has a number of local and national retailers within the Town including a Tesco supermarket, Sports Direct, Smyths Toys etc.

## Accommodation

Sizes available from 160 sq.ft

## Terms

The units are available on a licence agreement and the rents are inclusive of business rates with the tenant paying additional heating/energy charges for communal areas. Each room has its own electricity meter and intruder alarms.

## 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 Rateable Value will be assessed upon occupation. Many of the suites will fall under the ZERO business rates initiative provided your business meets the criteria set by the government and local authority. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 48.0p up to a rateable value of £51,000. Small Business may benefit for upto100% 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.

## Contact

For all enquiries other than viewings please contact;

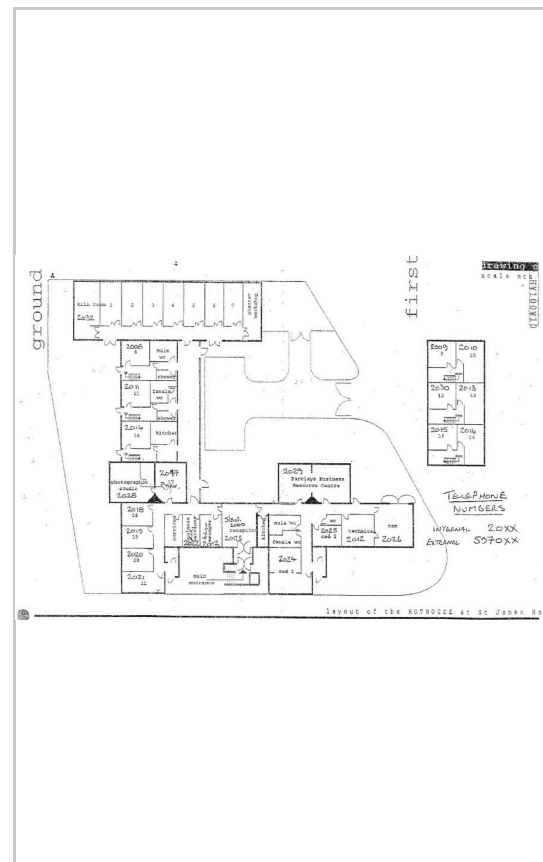
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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