



Unit 1 Eagle Works

Leek New Road, Cobridge, Stoke-on-Trent, ST6 2LD

£12,500 Per Annum



946.00 sq ft

Prominent ground floor building with retail use and car parking. Forming part of the Eagle Works development, these accessible and visible retail/offices would suit a variety of businesses looking to benefit from the passing traffic that Leek New Road has to offer.



Description

A prominent building front on Leek New Road configured as offices with a single open plan room to the right and two individual rooms to the left with server room, additional office and male/female WCs to the rear. Available to occupy immediately. The property now benefits from retail use and 3 phase electric.

Location

These prominent offices are located on Leek New Road, opposite North Road and Britannia Business Park. Sat Nav users should use ST6 2LD.

Accommodation

NIA: 946 Sq ft (87.88 Sq m)

Services

Electric, water are connected to the property.

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.

Business Rates

The VOA website advises the rateable value from April 2026 is £8,700. The standard non-domestic business rates multiplier is 54.6p. 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.

Tenure

A new lease for a preferred term of 3 years or more. Tenant break options may be considered after 18 months.

EPC

Energy Performance Certificate number and rating is 95 'D'

VAT

VAT is NOT applicable.

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

The ingoing Tenant will pay a contribution of £450+VAT towards the preparation of the lease.

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.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com