



Riverside, Units 7 & 8 Campbell Road, Stoke-on-Trent, ST4 4RJ

**6,340 Sq.Ft.
(588.98
Sq.M.)**



£76,000

Per annum

A modern office building arranged on ground and first floor located at the junction of the A500 and A50 with 20 car parking spaces.

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a modern office building of steel frame construction with brick walls, a pitched tiled roof and glazed entrance at both ends. The property benefits from having 20 car parking spaces and has full central heating, carpeted floors, painted walls and suspended ceilings. There is a reception area on the ground floor with two staircases and a passenger lift to the first floor. There are toilets at both ends of the building and on each floor. Currently the property is arranged with various offices off a corridor although it could be made open plan depending on individual requirements. There is a series of large and small offices and meeting rooms.

Location

The property is located on Campbell Road via a service road among a number of other office properties with Barclays Bank, NHS and Michelin close by. The property is close to the junction of the A500, an urban expressway through the heart of the North Staffordshire conurbation linking junctions 15 and 16 of the M6 Motorway and the A50, a major east west route across the Country linking Stoke-on-Trent and Junction 15 through to Derby and Junction 24A of the M1 Motorway. Stoke station is within a mile of the property and is on the main West Coast line linking London through to Manchester. Junction 15 of the M6 Motorway is approximately 2 miles from the property.

Accommodation

Ground Floor

Reception Area with corridor leading to a series of large and small offices
Male and Female Toilets at each end of the building as well as tea making areas
One of the toilets has been made into a wet room
One end of the building has a lift providing access to the first floor

First Floor

Corridor leads to a further series of large and small offices and meeting rooms
Kitchen at each end of the building as well as male and female toilets

TOTAL FLOOR AREA

6,340 sq.ft (588.98 sq.m)

Services

All mains services are connected.

Tenure

A new lease of effective full repairing and insuring basis on terms to be agreed. A service charge will be levied for the maintenance of common areas.

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 for 2019/20 is to be confirmed. The standard non-domestic business rates multiplier is 50.4p. The small business multiplier is 49.1p up to a rateable value of £51,000. The Small Business Rate Relief will increase to 100% for businesses 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.

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 is responsible for the landlord's legal costs in connection with 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.

Contact

For all enquiries other than viewings please contact:

Richard Day Bsc (Hons)

Email: richardday@bjbmail.com



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IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.