



Unit 1 Eagle Works, Leek New Road, Stoke-on-Trent, ST6 2LD

946 Sq ft
87.88 Sq m



£12,000

Per annum

Prominent ground floor offices with car parking. Forming part of the Eagle Works development, these accessible and visible offices would suit a variety of businesses looking to benefit from the passing traffic that Leek New Road has to offer. Available immediately on easy in terms.

To view: 01782 212201
commercial@bjbmail.com



Description

A prominent building front 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.

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)

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.

Services

Electric, water are connected to the property.

Business Rates

The unit will be reassessed upon occupation.

Small Business may benefit for upto 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.

Rent

£12,000 per annum (No Vat)

Credit Check

On agreed terms the incoming 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 incoming Tenant will pay a contribution of £350+VAT towards the preparation of the lease.

Deposit Requirements

The incoming Tenant will be asked to pay a deposit equivalent of 1 months rent (£1,000) in addition to one months rent. The rent is payable monthly in advance.

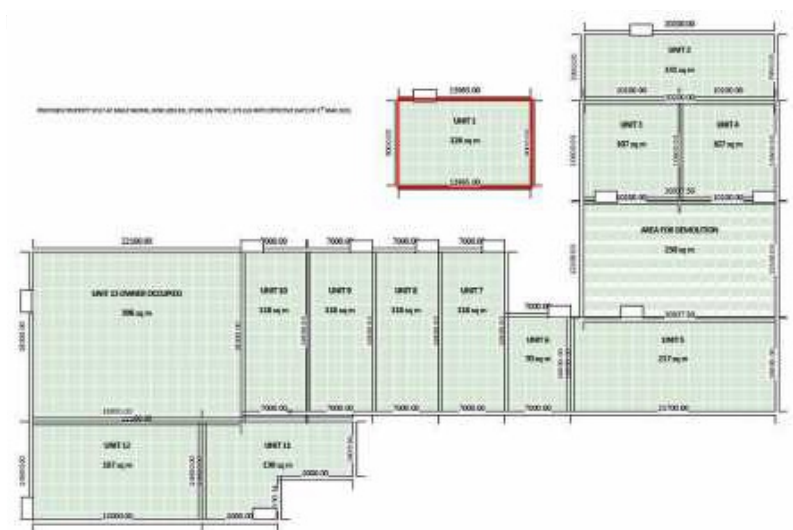
* Vehicle repair workshops and other specified uses may be requested to pay a larger deposit.

VAT

VAT is NOT applicable.

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.



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.