

OFFICE FOR RENT



Cold Meece

Stone, Staffordshire

United Kingdom

Monthly Rent

£3,320

Size	0 Sq M	Date Listed	01/10/2023
Year Built		Listing ID	GL-1641858585
Office Class			
Listed by:	Listanza Services Group		

For more information, visit:

<https://www.globallistings.com/6598095>

Overview

An air conditioned office situated on Brookside Business Park located between Eccleshall and Stoke-on-Trent. Available now
 Description 30C is a well presented clean office which has air conditioning. Brookside business park is situated midst rural surroundings and features wooded grounds offering an attractive working environment. The site benefits from ample shared on-site parking, conference facilities and a striking reception area.
 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 664 Sq ft (61.69 Sq m)
 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.
 Business Rates *** zero rates eligible
 ***The voa website advises the rateable value for 2020/21 is tbc. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. 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. Rent £3,320 per annum plus VAT Plus service charge of £1.50 per sq ft. Service Charge There is a service charge to cover the communal areas of the estate i.e. Cleaning and Maintenance of WCs, Car Park, Access Road etc. The annual service charge for this unit is: £996 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 landlords legal costs in connection with the preparation of the lease at a cost of £350+VAT. Vat Rent is subject to VAT. Viewings Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST15RQ. Telephone. 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. For more details and to contact:

Contact

Email

Phone