

TO LET

WORKSHOP / STUDIO

UNIT 3 KIRKLANDS BUSINESS PARK, OLDMILL STREET, STOKE-ON-TRENT, ST4 2DH



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STOKE-ON-TRENT, ST4 2DH

LOCATION

Kirklands Business Park is located immediately off the A500 'D' road. The A50 dual carriageway is approximately 1.2 miles, whilst Hanley (City Centre) is approximately 1.7 miles to the north.

DESCRIPTION – [Virtual Tour Link](#)

The premise is single storey workshop/studio with a double and single door access. There is one allocated parking space with the unit. Additional benefits include:

- LED lighting.
- Wooden effect flooring over a concrete floor.
- Separate office with carpet flooring.
- Shared on-site toilet facility.
- Sink basin.

SERVICES

Electric and water services are believed to be connected to the property but have not been tested. The premise has a single phase electrical supply. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

RATING ASSESSMENT

The Rateable Value in the 2023 VOA listing is £3,000. Small businesses may benefit from Small Business Rates Relief Scheme for up to 100%. We would recommend that further enquiries are directed to the Local Rating Authority (Stoke-on-Trent City Council).

ACCOMMODATION	SQ M	SQ FT
GIA	51	549



RENT

£4,500 per annum plus VAT.

SERVICE CHARGE

A service charge of £175 pcm plus VAT is payable for utilities and contribution towards maintenance of common areas.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority.

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TENURE

The property is available on a new full repairing lease for a minimum 3 year term to be agreed, with rent payable monthly in advance by standing order and a rent deposit, subject to terms.

LEGAL COSTS

The Landlord uses a standard estate lease.

EPC

D-82.

VAT

All rents are quoted exclusive of VAT which is applicable.

CONTACT

Rob Stevenson

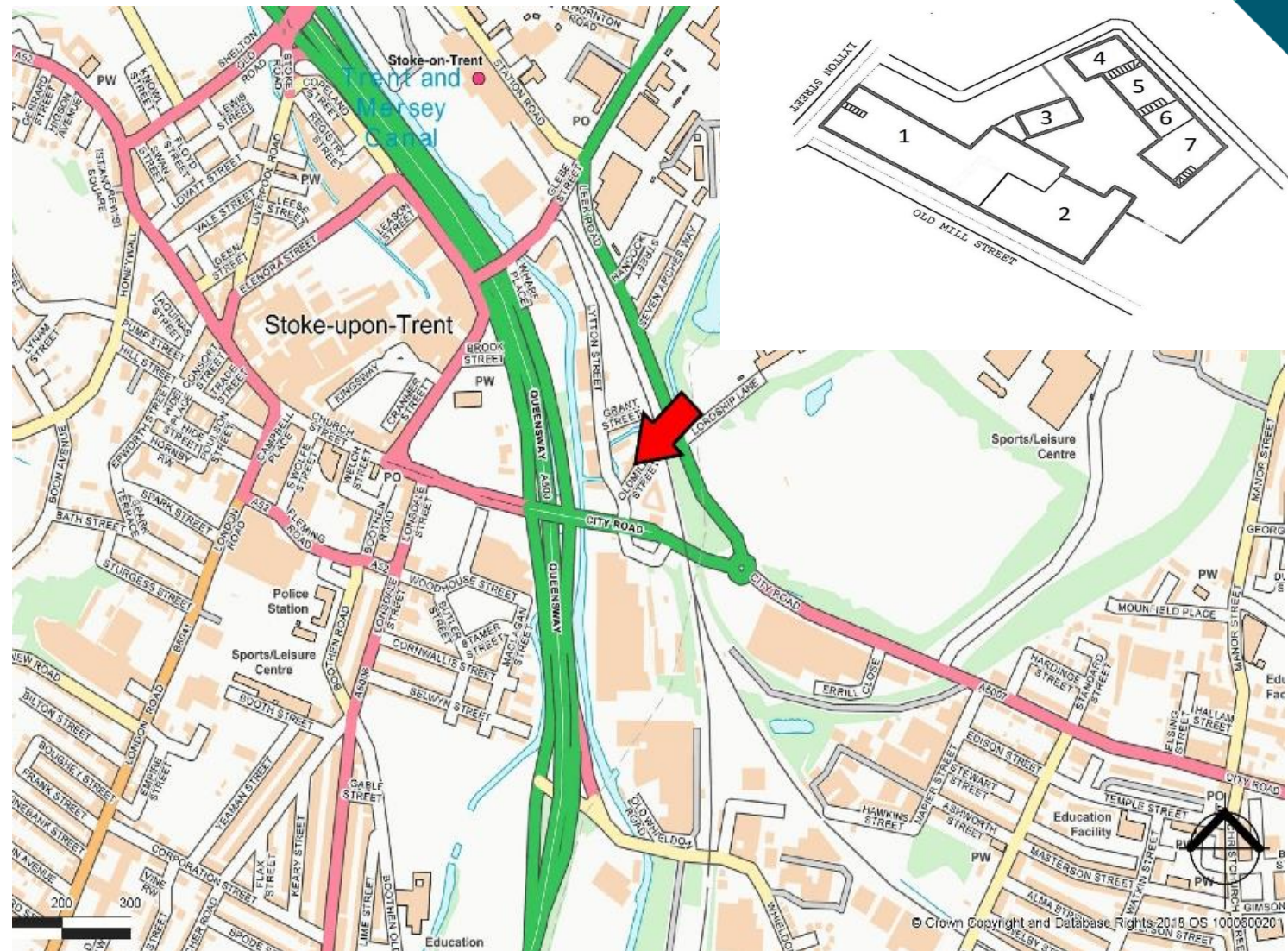
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