

TO LET

OFFICE ACCOMMODATION

UNIT 1 LEEKBROOK INDUSTRIAL ESTATE, LEEKBROOK, LEEK, STAFFORDSHIRE ST13 7AP



Contact James Craine: james@mounseysurveyors.co.uk

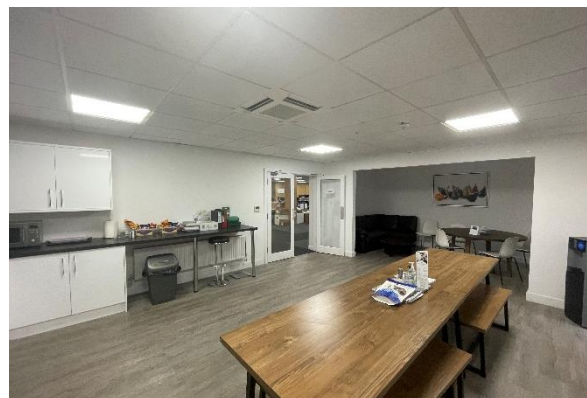
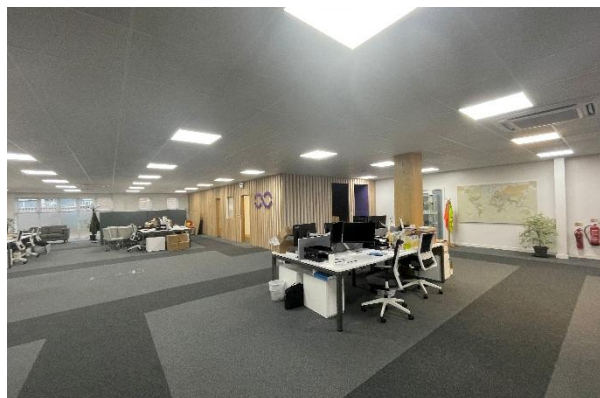
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LEEKBROOK, LEEK, STAFFORDSHIRE ST13 7AP



LOCATION

The property is situated on Leekbrook Industrial Estate off the A520 which provides direct access to Leek town centre which is located approximately 1.7 miles distant to the north.

Stoke-on-Trent is located approximately 10.4 miles distant to the southwest.

Surrounding occupiers include Howdens, The Peak Climbing Centre Wall and various other commercial users such as Bury & Hilton and Ashley Ann.

DESCRIPTION

The property comprises of a combination of modern, open plan and cellular office accommodation within a warehouse premises. The space can be taken as a whole or in two sections. The accommodation briefly benefits from the following specification:

- Gas Central Heating
- Suspended Ceiling with Inset LED Lighting
- Air Condition (in part, not tested)
- Carpet Flooring
- Allocated Car Parking
- Dedicated Pedestrian Entrance
- WC's
- Kitchen

Alternative uses may be considered subject to landlord consent.

ACCOMMODATION	SQ M	SQ FT
Suite 1	113.06	1,217
Suite 2	370.31	3,986
Total Net Internal Area	483.37	5,203

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TENURE

The suites are available by way of a new tenancy agreement for a term of years to be agreed.

RENT

Suite 1 - £15,000 per annum exclusive of VAT

Suite 2 - £40,000 per annum exclusive of VAT

Combined - £51,000 per annum exclusive of VAT.

EPC

The property has an EPC rating of B-48.

RATING ASSESSMENT

The Rateable Value listed is to be confirmed. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

PLANNING

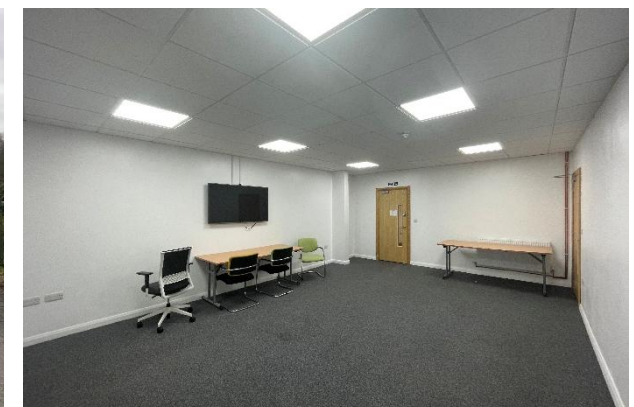
Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

James Craine

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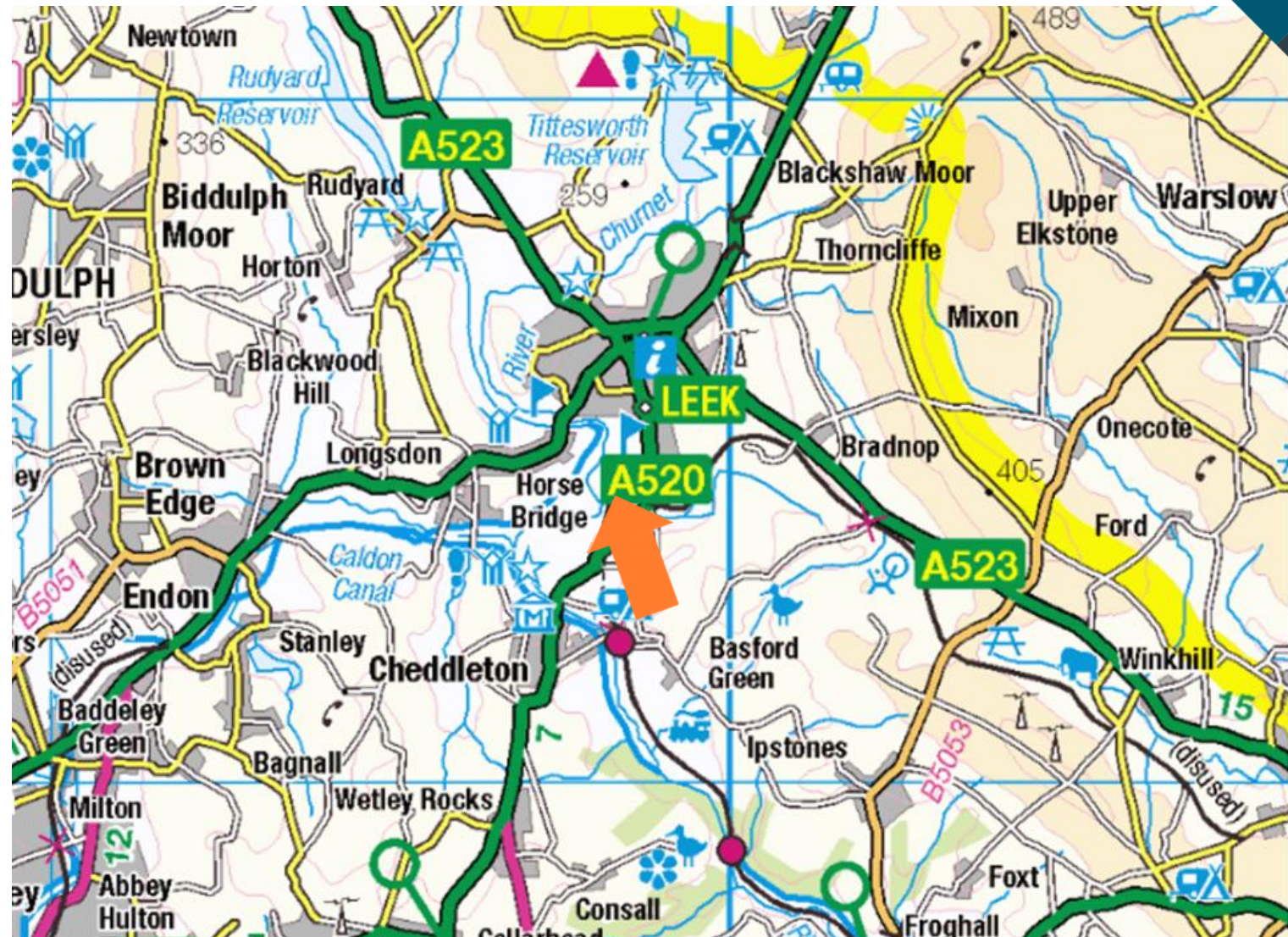
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Mounsey Chartered Surveyors,
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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.