

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 18 TOWN YARD INDUSTRIAL ESTATE, STATION STREET, LEEK, STAFFORDSHIRE, ST13 8BF



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LOCATION

The unit is situated on Town Yard Industrial Estate which is an established and popular commercial location off Station Street in Leek consisting of 21 units.

The site is in close proximity to Leek town centre being 0.5 miles distant with Stoke-on-Trent located 9.9 miles to the south-west and Macclesfield located 12.9 miles to the north-west.

DESCRIPTION

Unit 18 comprises of a mid-terrace commercial unit with allocated car parking. The property briefly benefits from the following specification:

- Roller Shutter
- WC
- Strip / Inset Lighting
- 3 Phase Electric
- 24/7 Access
- Office
- Concrete Floor
- Kitchenette
- EV Charging Point

| ACCOMMODATION | SQ M | SQ FT |
|---------------|-------|-------|
| Warehouse | 82.24 | 885 |

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RENT

£9,500 per annum

TENURE

The property is available by way of a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

EPC

Pending.

RATING ASSESSMENT

The business rates valuation for this property is currently adjoined with another premises. 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 we understand is not applicable.



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SERVICES

Mains electric, water and drainage services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with 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

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Mounsey Chartered Surveyors,
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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.



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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

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