



London Mill, London Street, Leek, Staffordshire, ST13 5LE invited

Offers

TOTAL FLOOR AREA 43,439 sq ft (4,035 m²). SITE AREA 0.38 Hectares.

The property is a vacant former mill in the form of large industrial space with office space to the upper levels. The accommodation is spread over five floors including a basement level to the northern side of the building. The property is suitable of single occupation or sub division and has planning approval for the conversion to 96 apartments.

London Mill, London Street, Leek, Staffordshire, ST13 5LE

DESCRIPTION

The property is a vacant former mill in the form of large industrial space with office space to the upper levels. The accommodation is spread over five floors including a basement level to the northern side of the building. Situated on the ground level is a modern steel clad portal with access to the yard area via a roller shutter door. Height to the eaves in this section of the building is 4 metres. The roof is of northern light construction providing good natural light. There is pedestrian entrance and delivery access via London Street. Externally there is parking and loading/unloading from a large enclosed yard area to the rear of the premises. This can be accessed from either Duke Street or Brook Street.

LOCATION

The premises are situated on London Street just off the A53, the main road connecting Stoke-on-Trent to Leek. Leek Town Centre is two minutes walk from the premises and provides a full range of retail and leisure facilities and good car parking provisions. Leek is a market town on the edge of the Peak District National Park and forms its own market place. There is a very active market and retail town centre. There are a number of major office occupiers within Leek including, Dairy Crest, Leek United Building Society Headquarters and the main administration centre for the Staffordshire Moorlands District Council.

ACCOMMODATION

The total Industrial/storage area within the unit is approx. 35,963 sq.ft in addition to which there is 7476 sq.ft of office space.

PLANNING

The property has previously received outline planning permission with some matters reserved (except access) for demolition of existing buildings (with some existing facades retained) and new build development to create 96 apartments: 76 no. for older people, 16 for general needs and 4 no. for starter families (resubmission of SMD/2015/0586) [Link to the planning documents](#)

SMD/2015/0586

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=87874>

SMD/2015/0585

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=87854>

SMD/2008/0884

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=12094>

ASSESSMENT

To be re assessed upon occupation.

TENURE

The property is understood to be Freehold

Disclaimer: Please note we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order. Although we try to ensure accurate measurements, these are only approximate and therefore you should take your own measurements to ensure furniture fits, or before ordering floor coverings. Prior to purchase you should undertake a final inspection as circumstances can change and items mentioned in these sales details may have altered during the marketing process.