



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Paragon House Barnfield Road Industrial Estate, Leek, ST13 5QG

£27,500 Per Annum

Paragon House offers a large commercial space to rent, located on the popular Barnfields Industrial Estate in Leek. Extending to 5,175 square feet or thereabouts and benefits from having three phase electric connected. There is a fire alarm, security alarm, central heating and kitchen facilities installed. Externally, Paragon House can provide parking for up to fifteen secure parking spaces with a secure fence around the perimeter.

Situation

The property is situated within the market town of Leek with the properties in close proximity being generally of commercial nature. The property does enjoy a prominent roadside location with good road access facilities.

Description

The property is steel frame with brick cladding with flat felt roof. To the front of the property there is a spacious tarmac yard and perimeter fence with the yard being used for parking facilities.

Ground Floor Accommodation

Extending to 3275 sqft or thereabouts.

The ground floor offers a large office space to front aspect, two offices to rear, separate kitchen and toilet.

Large Open Room / Workshop



Large open room/ workshop area with separate kitchen facilities, 3 separate toilets and large office.



Training Room 24'6" x 29'3" (7.49 x 8.93)
With sink and external door.

Gents Cloakroom 10'4" x 6'9" (3.17 x 2.07)
With fitted suites

Ladies Cloakroom 4'6" x 6'9" (1.38 x 2.07)
With fitted suites.

Stairs to the First Floor

First Floor



Kitchen 7'8" x 11'9" (2.35 x 3.59)
With fitted units

Cloakroom
With fitted suites

Store Room 15'4" x 10'4" (4.69 x 3.17)

Two Offices
2.43 x 3.17
5.56 x 3.17

Board Room 16'3" x 11'4" (4.97 x 3.47)

Archive Room 8'7" x 10'8" (2.62 x 3.26)

Offices and Reception Area

Extending to 1000 sqft or thereabouts. The first floor has further offices and store rooms.



Extending to 900 sqft or thereabouts. The lower head height building (ceiling height ~3m) containing a suite of six offices with an additional reception area. This unit has an accessible toilet.



Office 14'9" x 24'5" (4.5 x 7.45)

Three Store Rooms

3.31 x 3.53
2.62 x 2.62
1.38 x 2.48

Office 8'7" x 9'0" (2.62 x 2.76)



Reception Area 9'6" x 9'0" (2.90 x 2.76)

Six Offices
3.86 x 2.21
3.86 x 4.42

2.21 x 2.90
5.66 x 2.76
3.73 x 3.45
2.90 x 2.75

Cloak Room 6'9" x 8'7" (2.07 x 2.62)

With fitted suites

Services

We believe the property is connected to all mains services including three phase electric.

Boiler Room

With mains gas boiler which serves the central heating system.

Local Authorities

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

Please Note

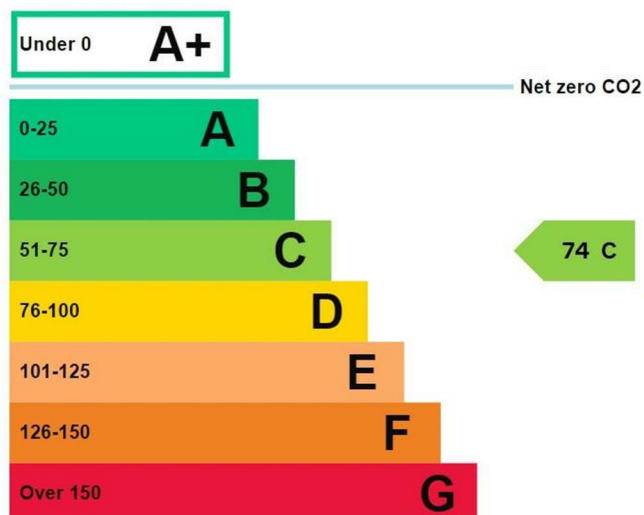
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Measurements

All measurements given are approximate and are 'maximum' measurements.

EPC

This property's current energy rating is C.

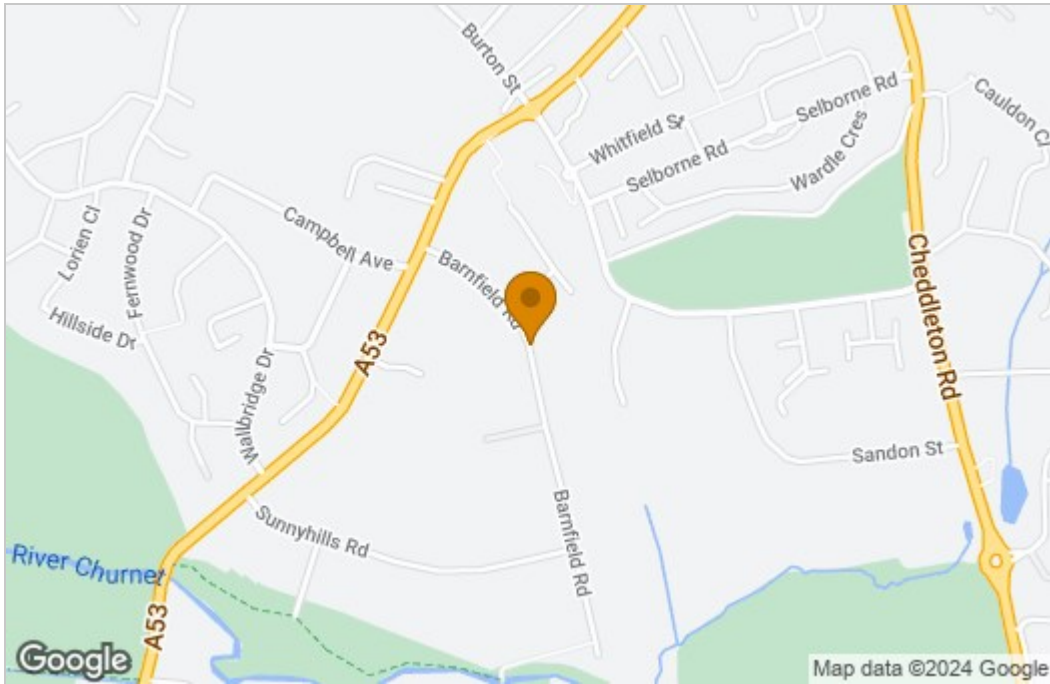


Paragon House has a commercial EPC rating of C and is valid until 12th May 2031

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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