



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Unit A off Buxton Road Leek, ST13 6EJ

£15,000 Per Annum

This industrial unit offers sizeable workshop and warehouse accommodation, extending to circa 2.63.84 square meters / 2,840 square feet. The unit benefits from on site parking, three phase electricity, heating and other facilities. Suitable for a variety of uses, subject to necessary consents.



### Situation and Directions

The unit is situated just set back off the Buxton Road, there is gated access and shared parking on site. The unit is ideally located for commuting to Buxton, Ashbourne, Macclesfield and Stoke-on-Trent.

What3Words Location Code:

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From the centre of Leek, proceed along the A53 Buxton Road towards Buxton. PJS Machinery will be found on the right hand side, and the unit is located behind PJS Machinery.

### Total Gross Internal Area

2.63.84 square meters / 2,840 square feet.

### Warehouse / Workshop

2.58.94 square meters / 2.787 square feet.

### Office

### Canteen/Kitchen

### Toilets

### Services

The unit is connected to all mains services including three phase electric, with air blow gas fired heating.

### Rateable Value

We believe that the current rateable value (1 April 2023 to present) is £15,750

### Viewings

By prior arrangement through Graham Watkins & Co.

### Lease

The unit is available on flexible terms on a full repairing and insuring lease basis.

### Energy Performance Certificate

The EPC rating is E and is valid until April 2028

### Area Map

