



Graham Watkins & Co

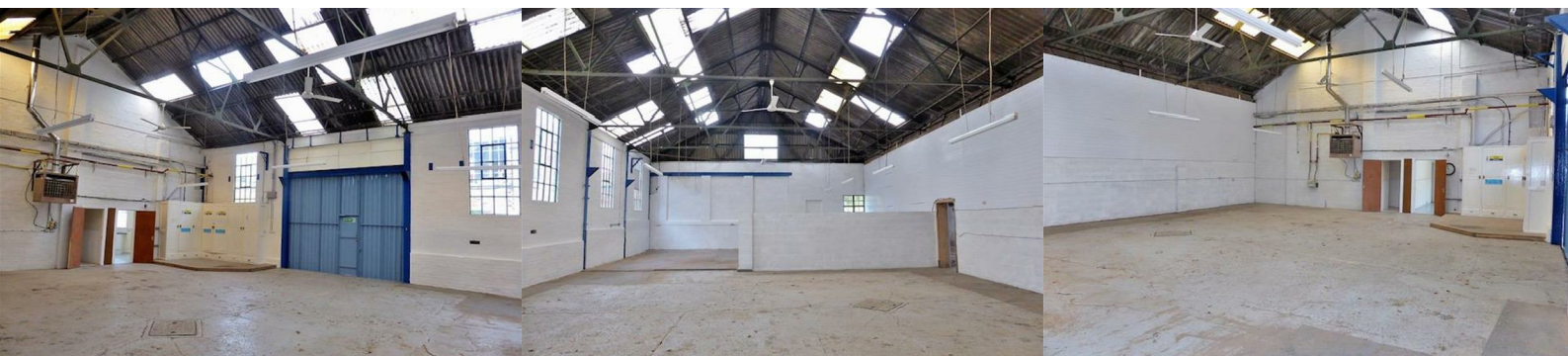
Chartered Surveyors, Estate Agents, Auctioneers & Valuers



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:

///inflation.keeps.padlock

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.

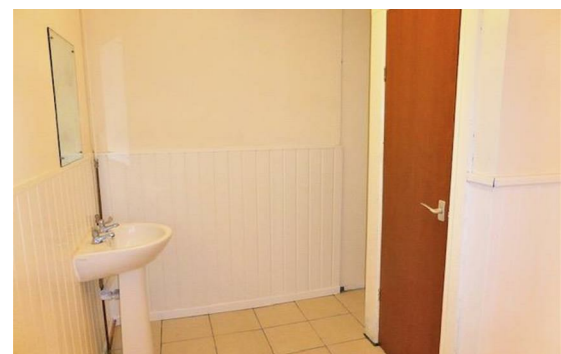
Lease

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



Unit A Buxton Road LEEK ST13 6EJ		Energy rating E
Valid until 26 April 2028	Certificate number 0240-5933-0378-8320-3074	

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	281 square metres