



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



High Up Lane, Leek, ST13 8SQ

£450 Per Calendar Month

A converted barn refurbished to a high standard for office use. Having a mezzanine floor over most of the area and a 3m Roller Shutter Door. Water and power are installed and three phase is available. Access to a separate toilet block. Parking for a number of vehicles. 0.4 miles from main Leek to Macclesfield road.

Price is Negotiable.

Directions

Travelling from Leek, take the A523 Macclesfield Road, continue passed Leek Cricket Club on the right hand side take the next turning right signposted High up Lane. Follow this road for approximately ¼ mile taking the farm drive on the left hand side. Follow the farm drive which then forks taking the right hand fork through the farm yard to the bottom and the office barn is on the left hand side.

Ground Floor 30'11" x 16'4" (9.438 x 4.98)



With optional partitioning, power points, water, tiled floor and wooden cladding. Electric heaters will be installed. UPVC door for persons access and roller shutter door for commercial use. UPVC window to side aspect.



Mezzanine Floor 20'3" x 16'5" (6.176 x 5.014)



With option of extending to full length of unit, and having permanent staircase installed. The current floor provides further office or storage space.

Services

The property has the benefit of water and electricity; and use of a separate toilet block.

Term

The property is available for immediate occupation with flexible terms

Interested parties should note that the property is not available for residential purposes.

Wayleaves and Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions.

Please Note

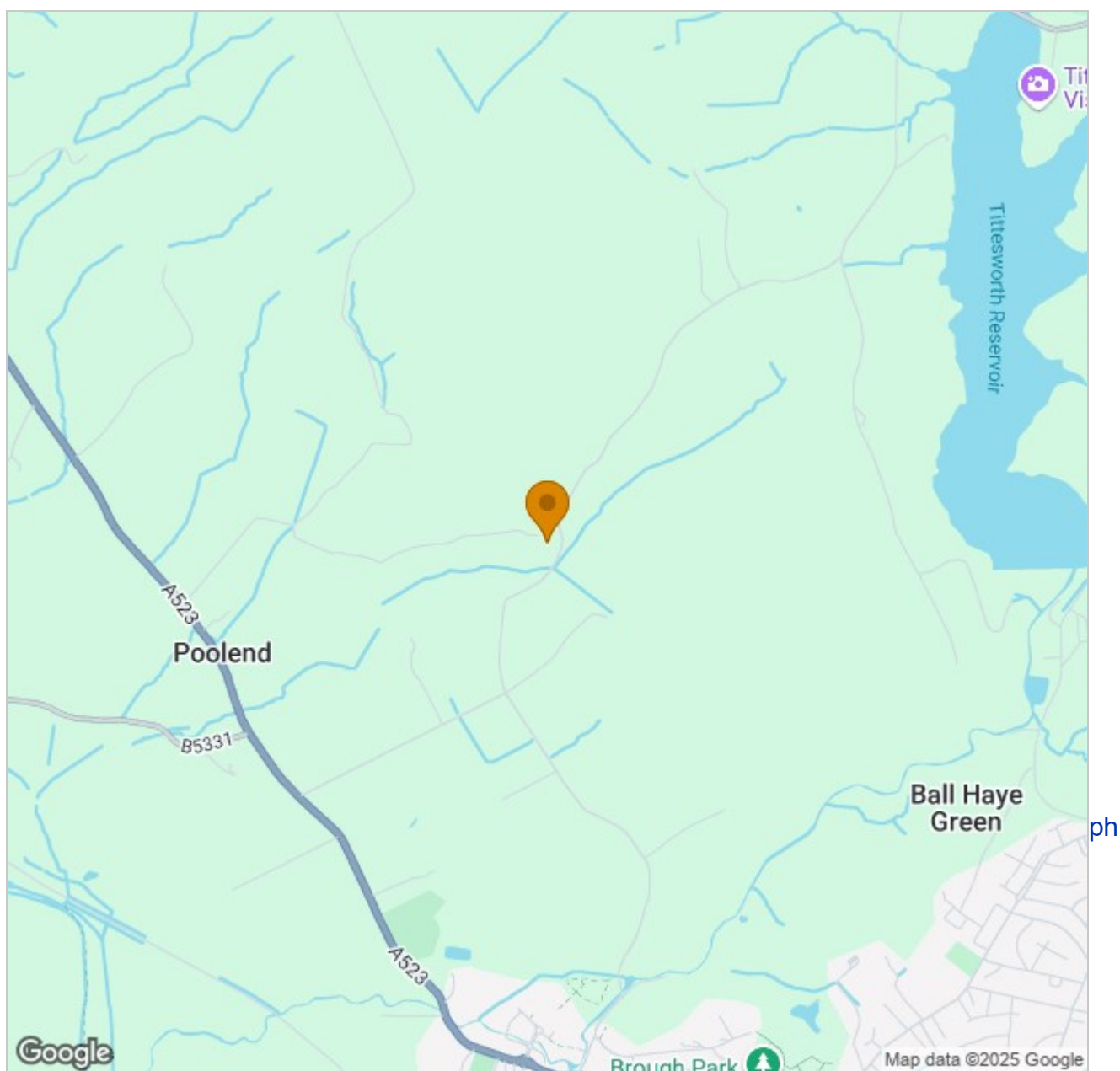
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The lessee is advised to obtain verification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

Measurements

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

Website

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk



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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