



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## **Unit 2 Park Works Park Road, Leek, ST13 8SA**

**£350 PCM**

Commercial property to let comprises an adequate workspace for future ventures offering sufficient space and location suitable for alternative uses (subject to consents) with parking space for two vehicles available located on the site of W S Engineering.

The brick and tile property benefits from pedestrian access from Park Road Leek, located on the outskirts of Leek Town Centre close to other industrial units and local amenities with good commuter links being just off the A523.

Viewing Recommended



### SITUATION

The property is situated along Park Road to the West of Leek Town Centre on the site of WS Engineering. The property lies just off the A523 connecting it to good commuter links out of and through Leek Town Centre giving access to further major road networks. It is situated within walking distance of Leek Town Centre and surrounding areas.

### DIRECTIONS

From our office in Leek head to Market Street and turn left onto the A523. Travel for approximately half a mile before turning right onto Hamil Drive. After a short distance, turn left onto Park Road and the property will be situated on the left.

### WHAT3WORDS

///envoy.kettles.pounce

### DESCRIPTION

This comprises a brick and tiled premises, in a prominent location

comprising the following accommodation:-

Entrance Door

Shared Reception Room

Entrance Hallway 20'7" x 3'10" (6.28 x 1.19)

Main Room 40'9" x 24'4" (12.44 x 7.44)



Office One 9'10" x 18'1" (3.00 x 5.53)



Office Two 9'10" x 8'2" (3.00 x 2.51)



### SERVICES

Unit one and two shares access to catering and lavatory services.

### OUTSIDE



The property is accessed from Park Road via a small walkway.



### SERVICES

We believe the property is connected to mains electric, gas and water.

### TERMS

The property is available for immediate occupations with flexible terms.

### LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Stafford Borough Council.

### RATEABLE VALUE

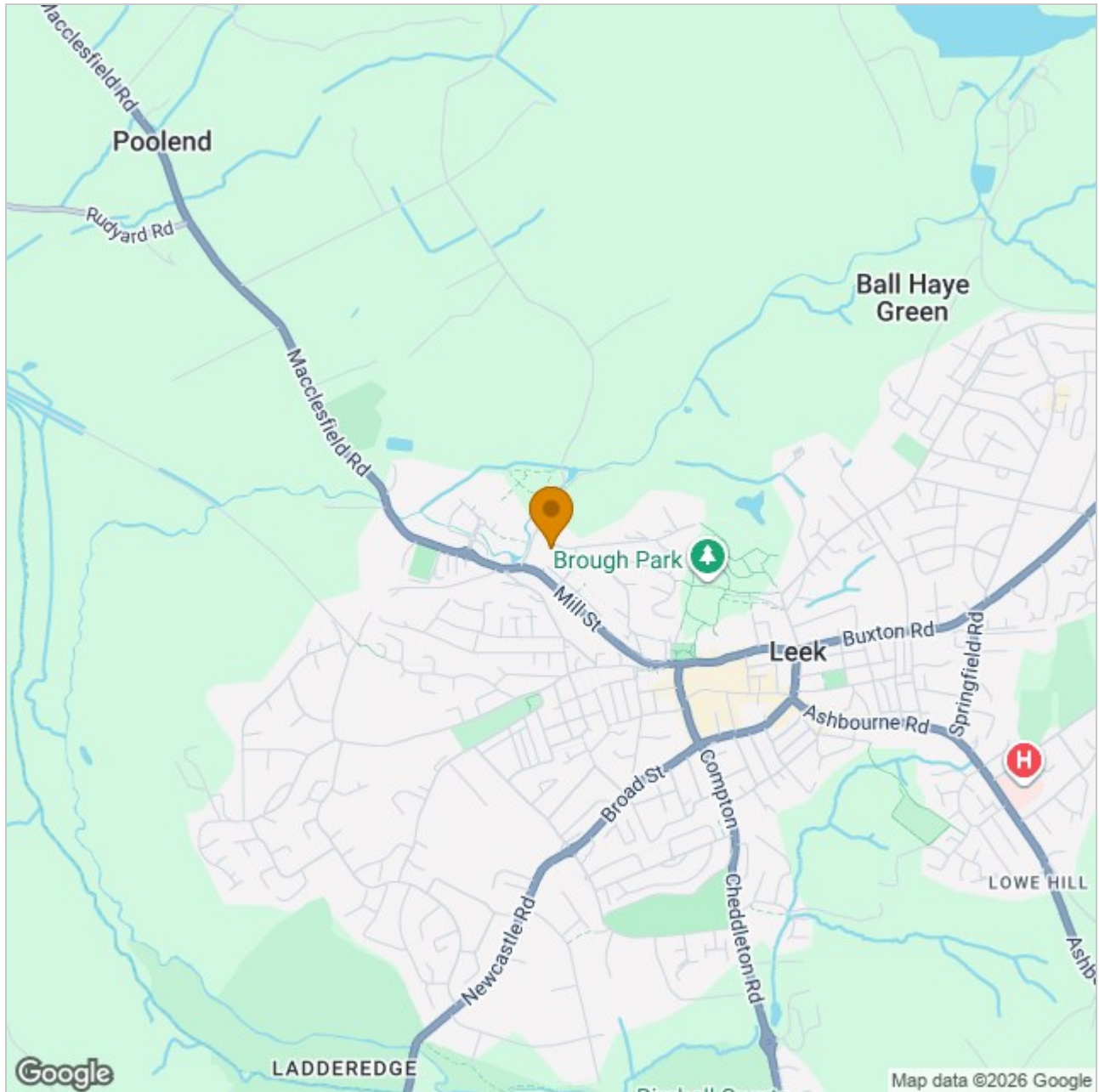
### PLEASE NOTE

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 lessor is advised to obtain verification from their Solicitor or Surveyor.

### VIEWING

By prior arrangement through Graham Watkins & Co.

## 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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