DENISE WHITE
BESPOKE ESTATE AGENT









Suite 1 26a West Road, Buxton, SK17 6HF

£1,100

This ground-floor commercial premises comprises three partitioned walls, creating a reception area, three individual offices and a kitchen.

The property also benefits from communal toilet facilities and one allocated parking space. Terms of the lease are negotiable.

Situated in a central yet tucked-away town-centre location, this property presents an exciting opportunity for business owners seeking office or commercial space in a convenient and accessible setting, with peace of mind with security alarms in place and 24/7 CCTV.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
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Location
West Road House is a commercial office building situated on West Road in the historic spa town of Buxton. The building provides a range of office suites accommodating different businesses and professional services.

Conveniently located close to Buxton town centre, West Road House benefits from easy access to local shops, amenities and public transport links. It is also within reach of well-known local attractions, including the beautiful Pavilion Gardens and Buxton's historic town centre.

The property offers a practical business location in an established town setting, providing a professional environment for businesses, employees and visitors. Its central location makes it a convenient base for organisations serving Buxton and the surrounding High Peak area.

Communal Entrance Hallway
With communal front entrance door. Stairs off leading to other floors. Communal WCs to each floor.

Reception Area
23'10 x 11'11 (max) (7.26m x 3.63m (max))
With light and spacious reception space.

Office Room One
14'11 x 14'8 (4.55m x 4.47m)

Office Room Two
10'7 x 7'7 (3.23m x 2.31m)

Office Room Three
16'6 x 11'5 (5.03m x 3.48m)

Kitchenette
7'4 x 6'1 (2.24m x 1.85m)

Agent Notes
Services: Mains Water, Mains Electricity. No Gas.
Heating: Electric
Minimum Lease Term: Negotiable
EPC Rating: B (45)
Rent- £1100 pcm including service charge. All other utilities are on top.

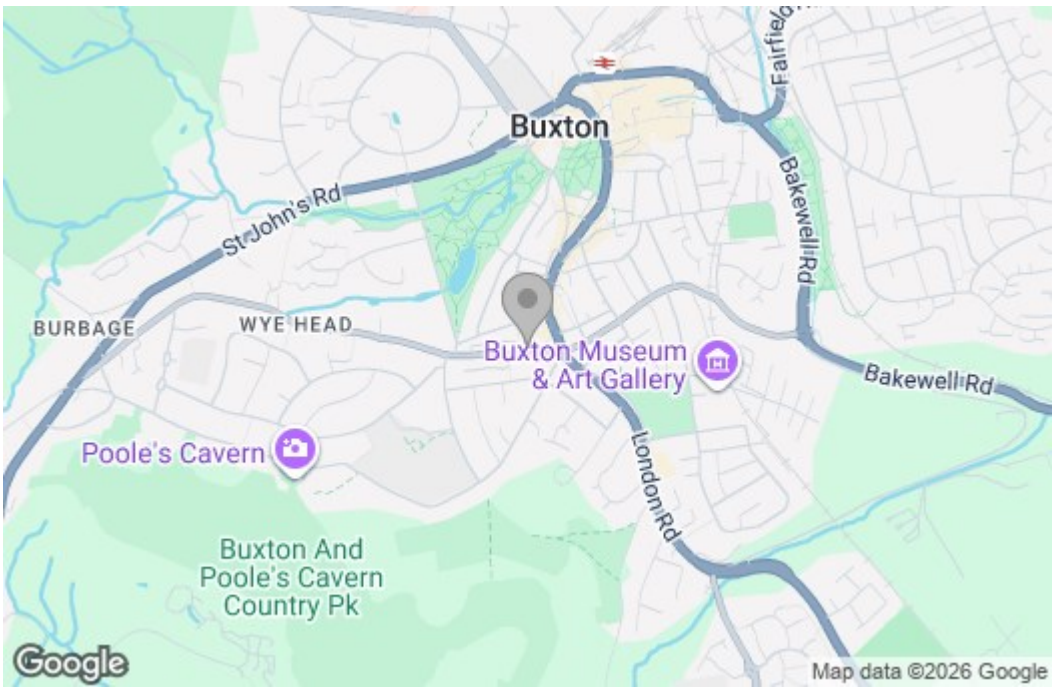
Rent
£1100 PCM Including Service Charge. £13,200 per annum including Service charge.

Additional Costs
The incoming tenant is responsible for the landlord's reasonable legal costs.
The tenant will be responsible for payment of business rates (if applicable), utilities and for maintaining the internal condition of the property throughout the term.

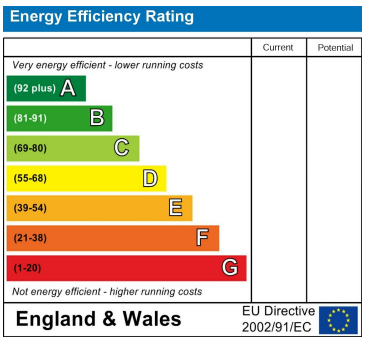
Please Note
Please note that all measurements and descriptions are approximate and for guidance only. Prospective tenants should satisfy themselves as to the property's condition and suitability before entering into an agreement. Photographs may have been enhanced. The property is offered unfurnished, and any included fixtures, fittings or appliances will be confirmed prior to the commencement of the lease.

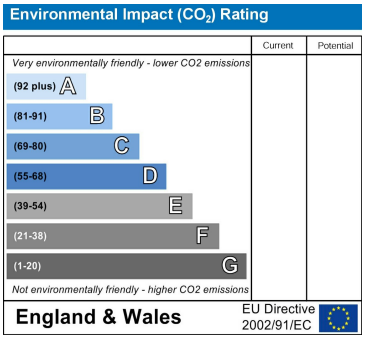
Floor Plan

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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