



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Unit B off Buxton Road, Leek, ST13 6EJ

£16,000 Per Annum

WORKSHOP/WAREHOUSE TO LET IN LEEK TOWN CENTRE

Excellent workshop / warehouse together with office accommodation. The building, officially known as 'B' Bay, comprises a clear span production area, together with rear offices, canteen, toilets etc. extending in total to approximately 3,100 sq.ft (287.99 sq.m).

Viewing is highly recommended to appreciate what is on offer.

Directions

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.

Situation

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.

Description

The property comprises an industrial warehouse unit, which includes office accommodation, canteen and toilets. The premises provides a very generous sized production area of approximately 2,800 sq.ft (~260 sq.m). There is on site parking available and the unit benefits from three phase electricity and gas heating.

Accommodation Comprises:

Warehouse/ Workshop 69'2" x 40'4" (21.1m x 12.3m)

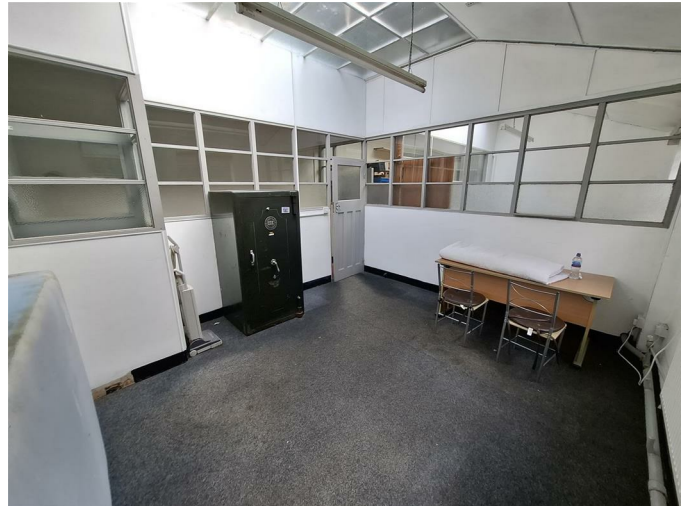


Extending approximately 2,787 sq.ft or 258.94 sq.m. With concrete flooring, roof lights, a pedestrian door and a large machinery roller shutter door to the front of the building.

Office 13'3" x 9'10" (4.06m x 3.01m)

With carpet floor and windows to the rear.

Office Two 12'2" x 13'1" (3.72m x 4.01m)



With carpet floor and windows to the rear.

Canteen 12'3" x 17'5" (3.74m x 5.31m)

With cupboards, sink and drainage basin. Included in this space is 2 toilet cubicles.

Services

We understand that all mains services are connected with three phase electric supply. The workshop has air blow gas fired heating with radiators to the offices. The property has gas and electric meters.

Rateable Value

We understand that the rateable value for this property is £17,250.

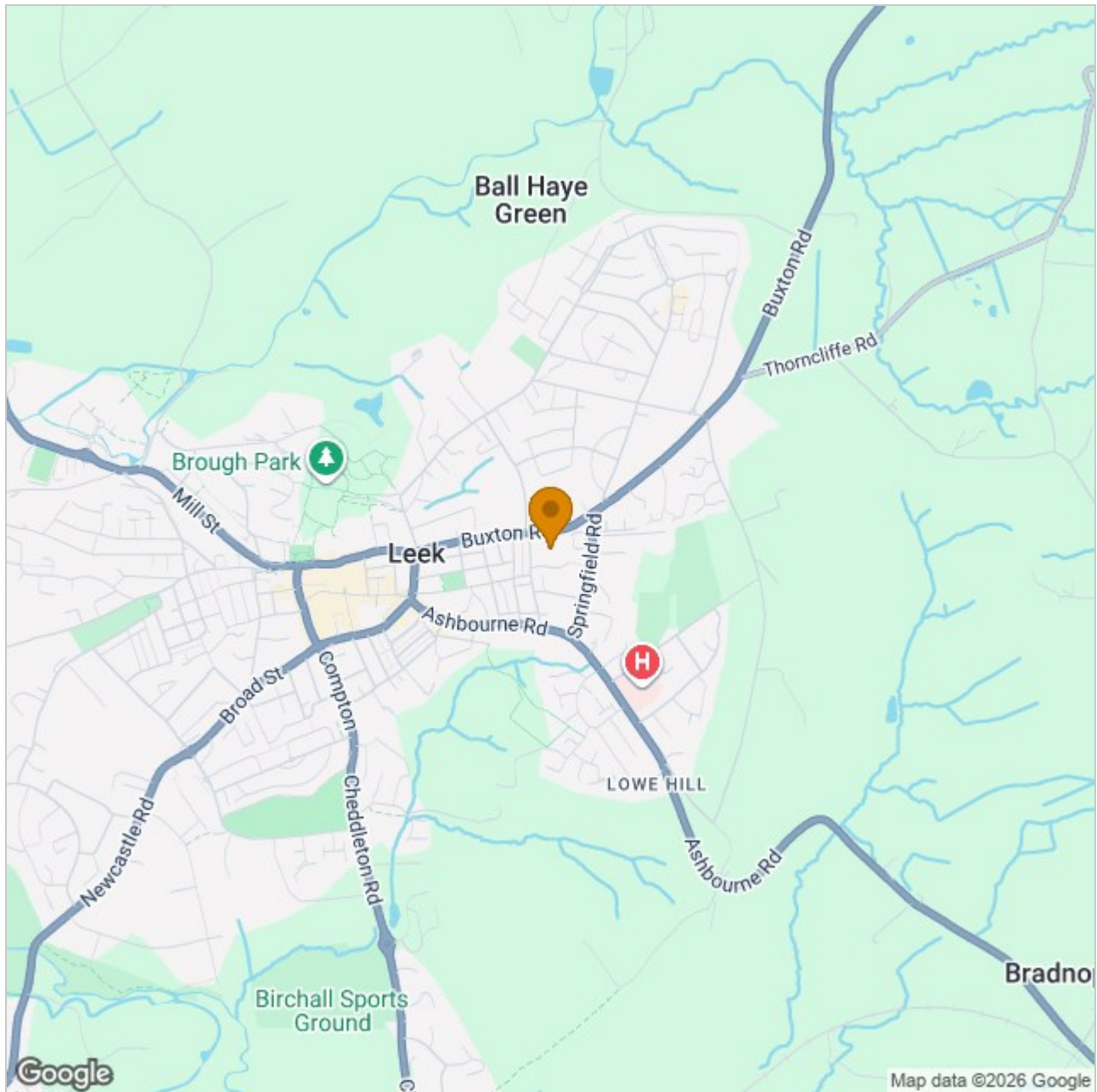
Viewings

By prior arrangement through Graham Watkins & Co.

Lease

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

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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