



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



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

Toilets



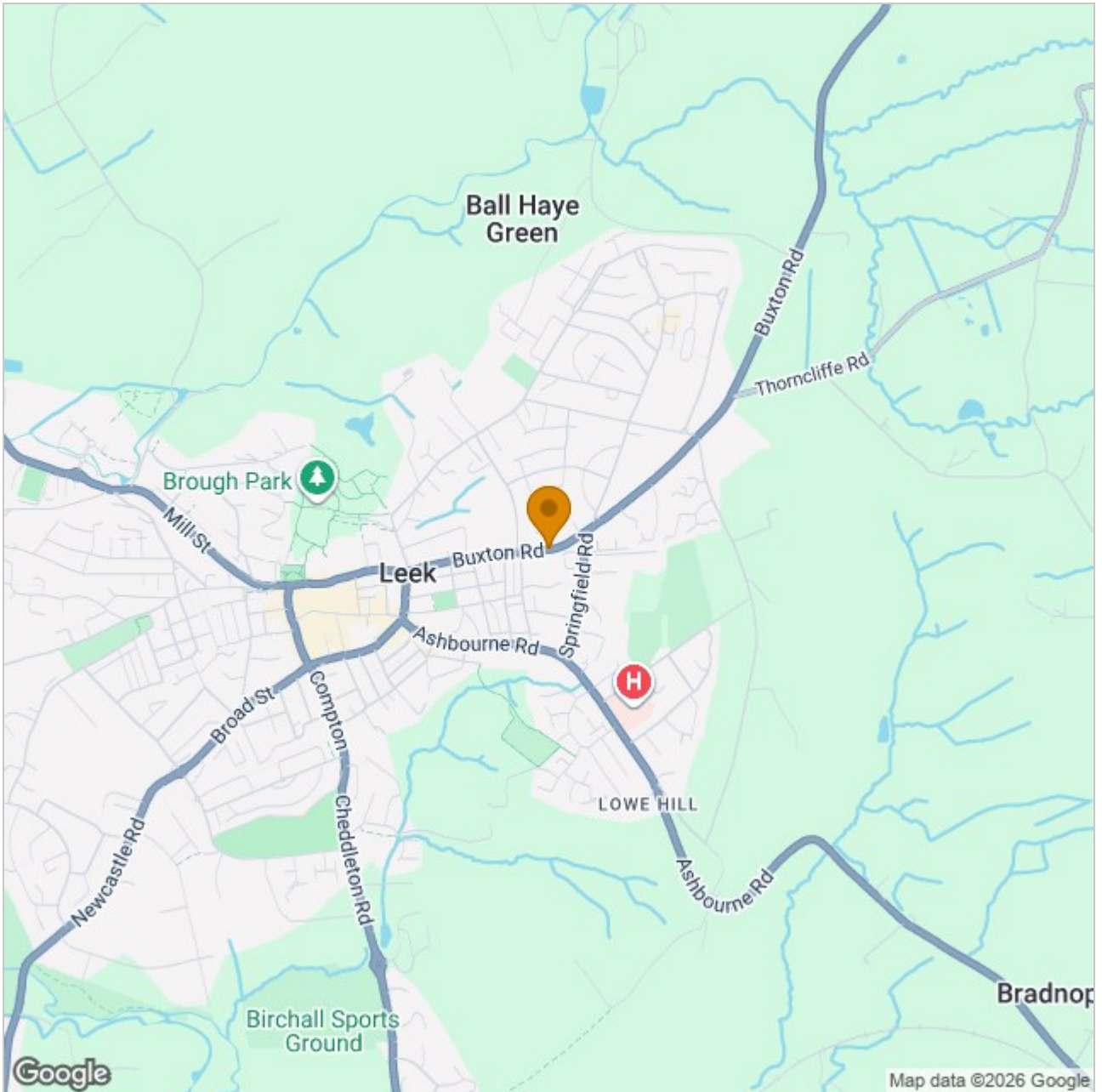
Services

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 2026 to present) is £18,000

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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