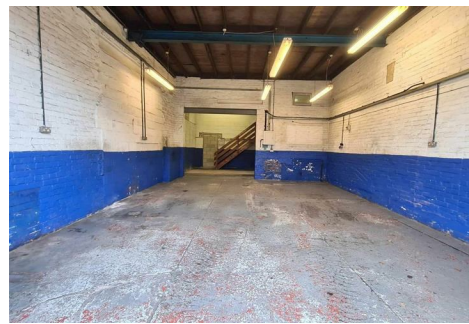




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Unit At Ball Haye Road, Leek, ST13 6AF

£650 Per Calendar Month

A rare opportunity to rent a spacious commercial unit. The unit benefits from three phase electric and a large roller shutter door, along with an enclosed office space. The workshop has a concrete floor, water tap and useful facilities. The unit is ideally located for commuting to nearby towns being just off the main A Roads on the outskirts of Leek Town Centre.

Suitable for a variety of uses, subject to consents.

Please note that the rent is exclusive of VAT and utilities.

Flexible Terms Available

Situation and Directions

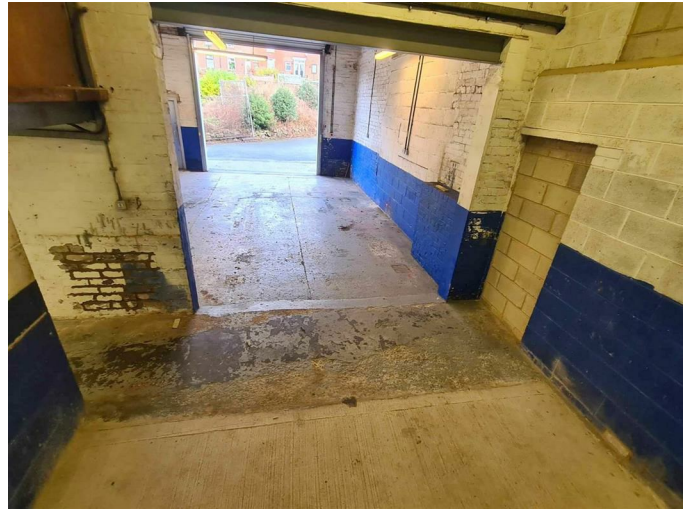
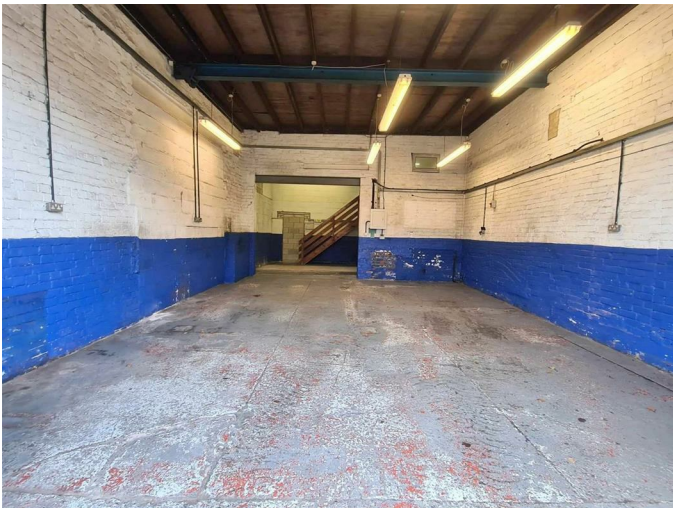
From the centre of Leek, proceed down Ball Hay Road and go straight on at the traffic lights. Turn right on to Ball Hays Road and the unit will be found on the right hand side, just after the gates for J.L Findlow & Sons. LTD.

What3Words Location Code:
///domain.curly.judges

Main Workshop Area 26'5" x 21'0" (8.06 x 6.42)



Accessed via a pedestrian door and large roller shutter door, concrete floor, lighting, cold water tap and electrical points.
Access to the inner sections.



Rear Storage Area 8'6" x 7'10" (2.61 x 2.41)



With concrete floor and ceiling light.

Washing Facilities

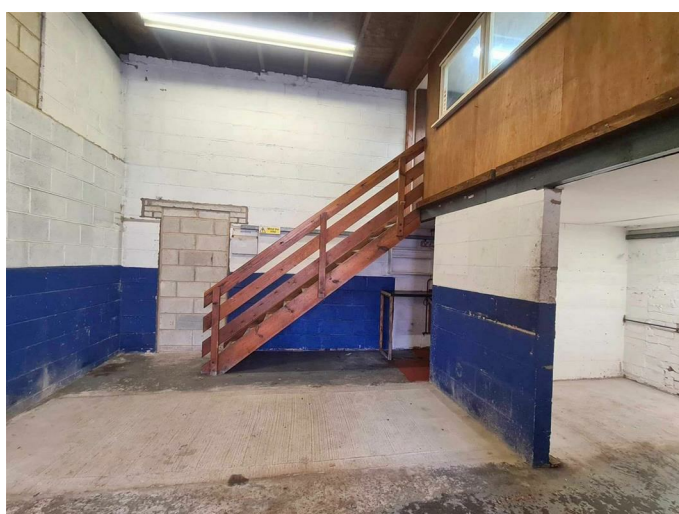


With stainless steel sink with hot water pump, separate low level lavatory with lighting and extractor fan.

Raised Office 12'11" x 7'10" (3.95 x 2.41)



Accessed via stairs, the office has windows to two aspects, lighting, electrical points and an internet cable is connected.



Externally

Externally there is a tarmacadam yard area.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

The property is connected to three phase electricity and water.

Rateable Value

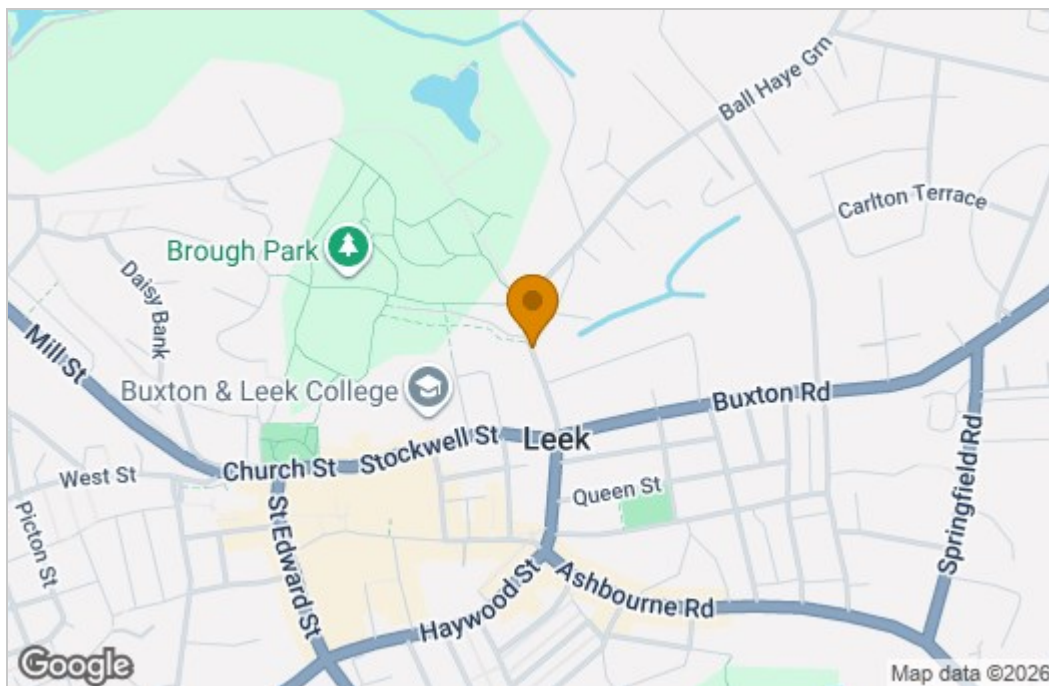
We believe the rateable value is £4,000

Please Note: the occupier may be able to obtain small business rate relief.

Rent

The rent is exclusive of VAT and utilities

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>