

# TO LET

**INDUSTRIAL / WAREHOUSE PREMISES**

UNIT 3 TOWN YARD INDUSTRIAL ESTATE, STATION STREET, LEEK, STAFFORDSHIRE, ST13 8BF



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## LOCATION

The unit is situated on Town Yard Industrial Estate which is an established and popular commercial location off Station Street in Leek consisting of 21 units.

The site is in close proximity to Leek town centre being 0.5 miles distant with Stoke-on-Trent located 9.9 miles to the south-west and Macclesfield located 12.9 miles to the north-west.

## DESCRIPTION

Unit 3 comprises of a mid-terrace commercial unit suitable for new and growing businesses. The property briefly benefits from the following specification:

- Surface roller shutter door
- WC
- 3 Phase electric
- 24-hour access
- Concrete floor
- LED lighting
- Allocated car parking

ACCOMMODATION	SQ M	SQ FT
Warehouse	37.76	406

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## RENT

£6,000 per annum

## TENURE

The property is available by way of a new lease on terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

## EPC

Pending.

## RATING ASSESSMENT

The property has a rateable value of £5,000. Some occupiers may benefit from 100% small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

## VAT

All prices are quoted exclusive of VAT we understand is not applicable.



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## SERVICES

Mains electric, water and drainage services are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

The Tenant is to contribute towards a proportion of the landlord's legal fees.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

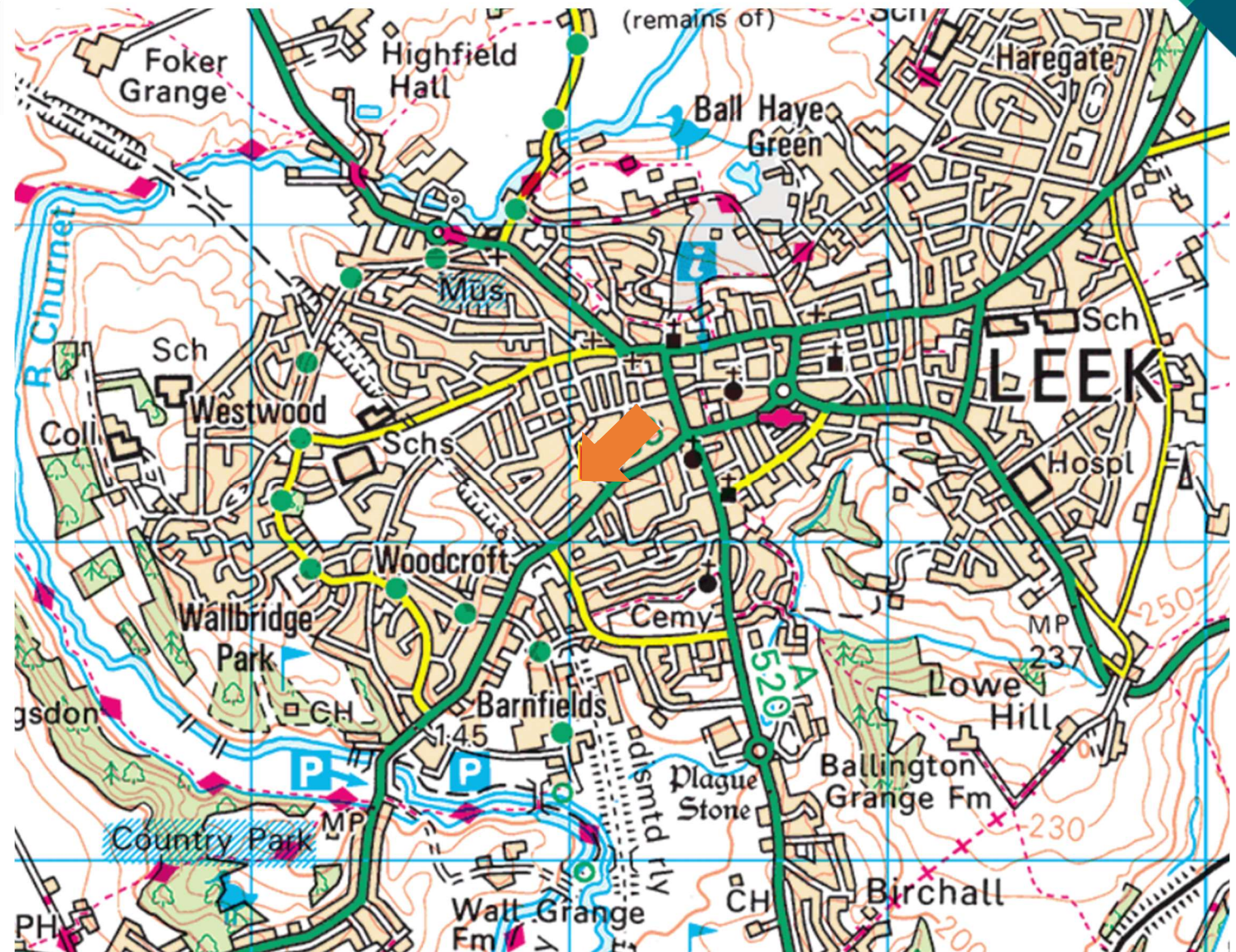
## CONTACT

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**Mounsey Chartered Surveyors,**  
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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.