

# TO LET

WAREHOUSE & OFFICE ACCOMMODATION – **IN PARTS OR AS A WHOLE**

UNIT 1 LEEKBROOK INDUSTRIAL ESTATE, LEEKBROOK, LEEK, STAFFORDSHIRE ST13 7AP



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

T - 01782 202294

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk)





# WAREHOUSE & OFFICE ACCOMMODATION

UNIT 1 LEEKBROOK INDUSTRIAL ESTATE,  
LEEKBROOK, LEEK, STAFFORDSHIRE ST13 7AP



## LOCATION

The property is situated on Leekbrook Industrial Estate off the A520 which provides direct access to Leek town centre which is located approximately 1.7 miles distant to the north.

Stoke-on-Trent is located approximately 10.4 miles distant to the southwest.

Surrounding occupiers include Amelia Knight, Bury and Hilton Auctions and LRX Services.

## DESCRIPTION - [Virtual Tour](#)

The property comprises of a detached warehouse premises of steel portal frame with a combination of open plan and cellular office space benefitting from the following specification:

- 2X Roller Shutter Doors
- Loading Area
- Eaves Height of 5.5 Meters
- Cooling Fans
- LED Lighting
- Carpet Flooring
- Car Parking
- 2X Pedestrian Entrances
- Staff Welfare Facilities

The property is available on a sq. ft. basis or pallet size basis.

ACCOMMODATION	SQ M	SQ FT
Offices	467.17	5,028
Warehouse	603.78	6,499
<b>Total</b>	<b>1,071</b>	<b>11,528</b>



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## TENURE

The property is available in parts or as a whole on terms to be agreed.

## RENT

Rent on application.

## EPC

TBC.

## RATING ASSESSMENT

The Rateable Value is to be confirmed. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

## PLANNING

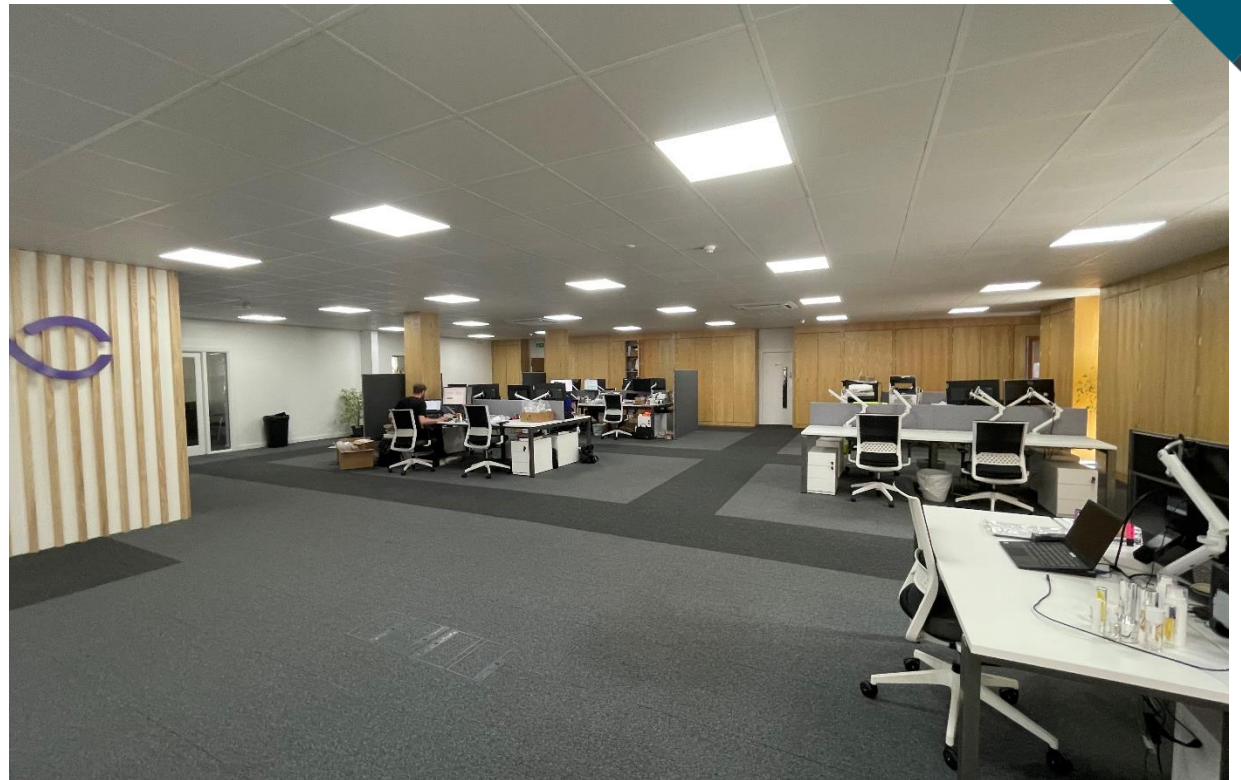
Interested parties are advised to make their enquiries of the Local Planning Authority (Staffordshire Moorlands District Council).

## VAT

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

## SERVICES

All mains services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.





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## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## 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

**James Craine**

T: 01782 202294

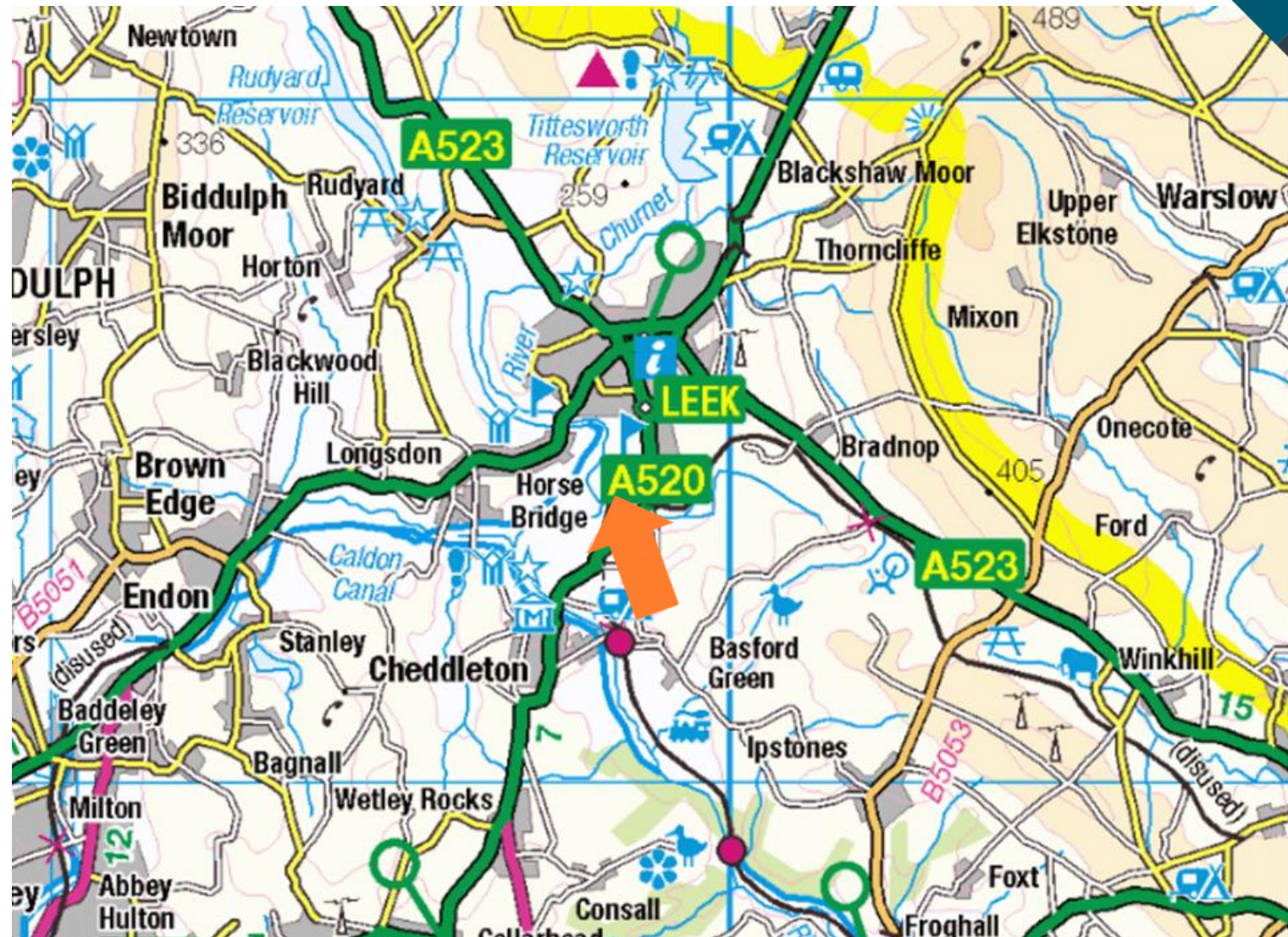
E: james@mounseysurveyors.co.uk

**Tom Tunnicliff**

T: 01782 202294

E: t.tunnicliff@mounseysurveyors.co.uk

**Mounsey Chartered Surveyors,**  
Lakeside, Festival Way, Festival Park,  
Stoke-on-Trent, ST1 5PU



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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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.