

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT 1 FYNNEY FIELDS, BASFORD LANE INDUSTRIAL ESTATE, LEEK, STAFFORDSHIRE, ST13 7QF



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## LOCATION

The property is situated on Basford Lane 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.

## DESCRIPTION

The property consists of a detached industrial / warehouse premises of steel portal frame construction with a self-contained side yard secured by way of palisade fencing.

The unit briefly benefits from the following specification:

- Two Surface Roller Shutter Doors
- Concrete Floor
- Three Phase 100 Amp Supply
- Staff Welfare Facilities
- Allocated Car Parking & Loading Area

## TENURE

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

ACCOMMODATION	SQ M	SQ FT
Ground Floor	280.84	3,023
Mezzanine	256.41	2,760
<b>Total</b>	<b>537.26</b>	<b>5,783</b>

## RENT

£27,500 per annum plus VAT.

## EPC

The property has an EPC rating of E-102.

## RATING ASSESSMENT

The property is currently assessed with other units on the same estate. 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 figures are quoted exclusive of VAT which may be payable.

## SERVICES

Mains water, drainage gas and electric are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## 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.

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## LEGAL COSTS

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

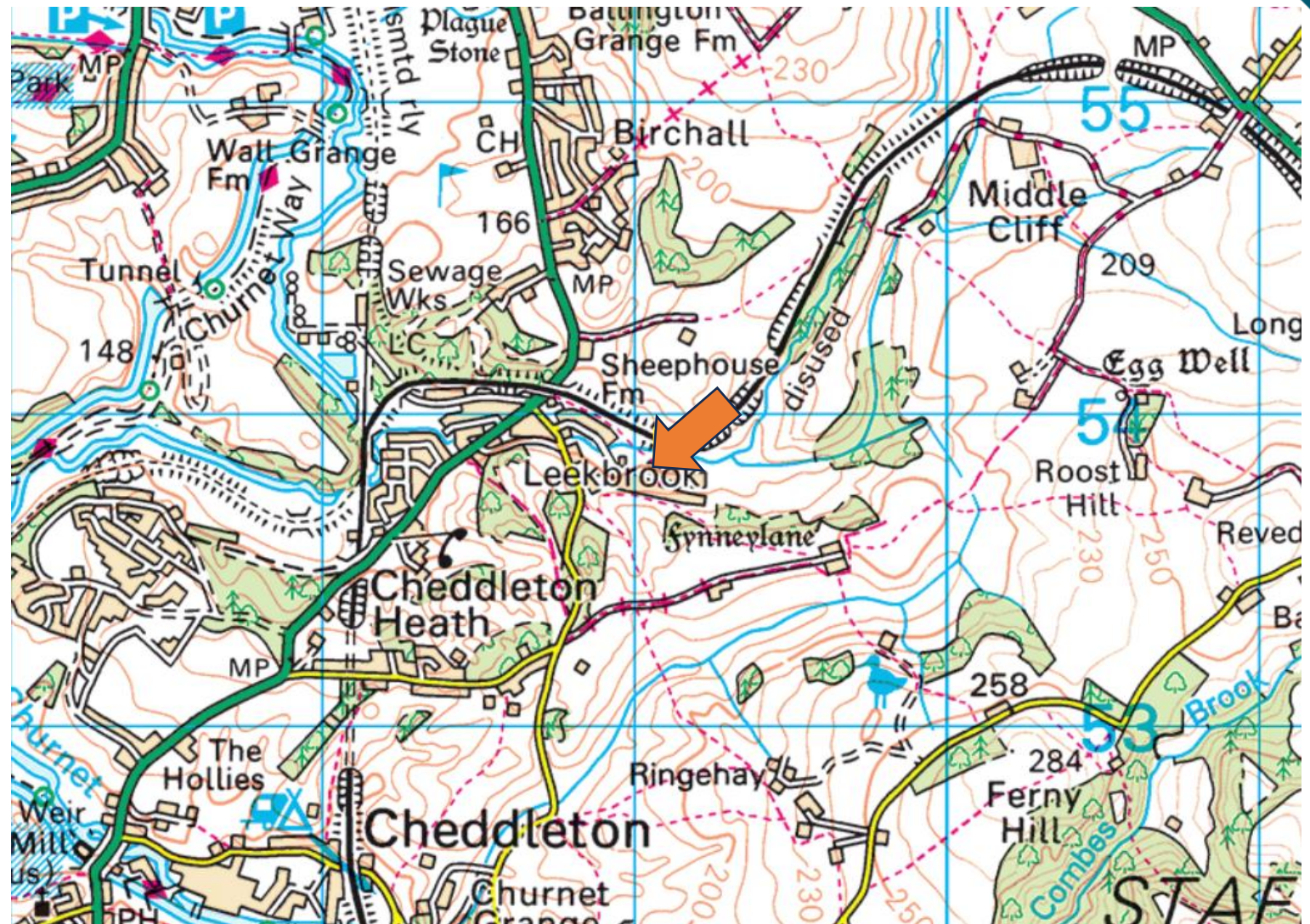
## CONTACT

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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 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.