

# TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNIT R, BROOKLANDS WAY, BASFORD LANE INDUSTRIAL ESTATE, LEEK, STAFFORDSHIRE ST13 7QF



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## LOCATION

The property is situated on Basford Lane Industrial Estate off Cheadle Road 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 comprises of a self-contained end-terrace warehouse / industrial unit of steel portal frame construction beneath a pitched roof incorporating skylights, benefitting from the following specification:

- 3 Phase 100AMP Power Supply
- Eaves Height of 4.02 Meters
- Surface Roller Shutter Door – Height – 3.71 Meters / Width – 3.68 Meters
- Self-contained Yard
- LED Lighting
- Concrete Floor
- Double Gated Entrance

The yard area amounts to 0.08 acres / 0.032 hectares.

The unit does not contain a WC, but connections are there for a WC and kitchenette to be installed.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	211.13	2,272

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## TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£16,000 per annum exclusive of VAT.

## EPC

TBC.

## RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £9,900. 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 applicable.

## SERVICES

Mains electric, water and drainage 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**

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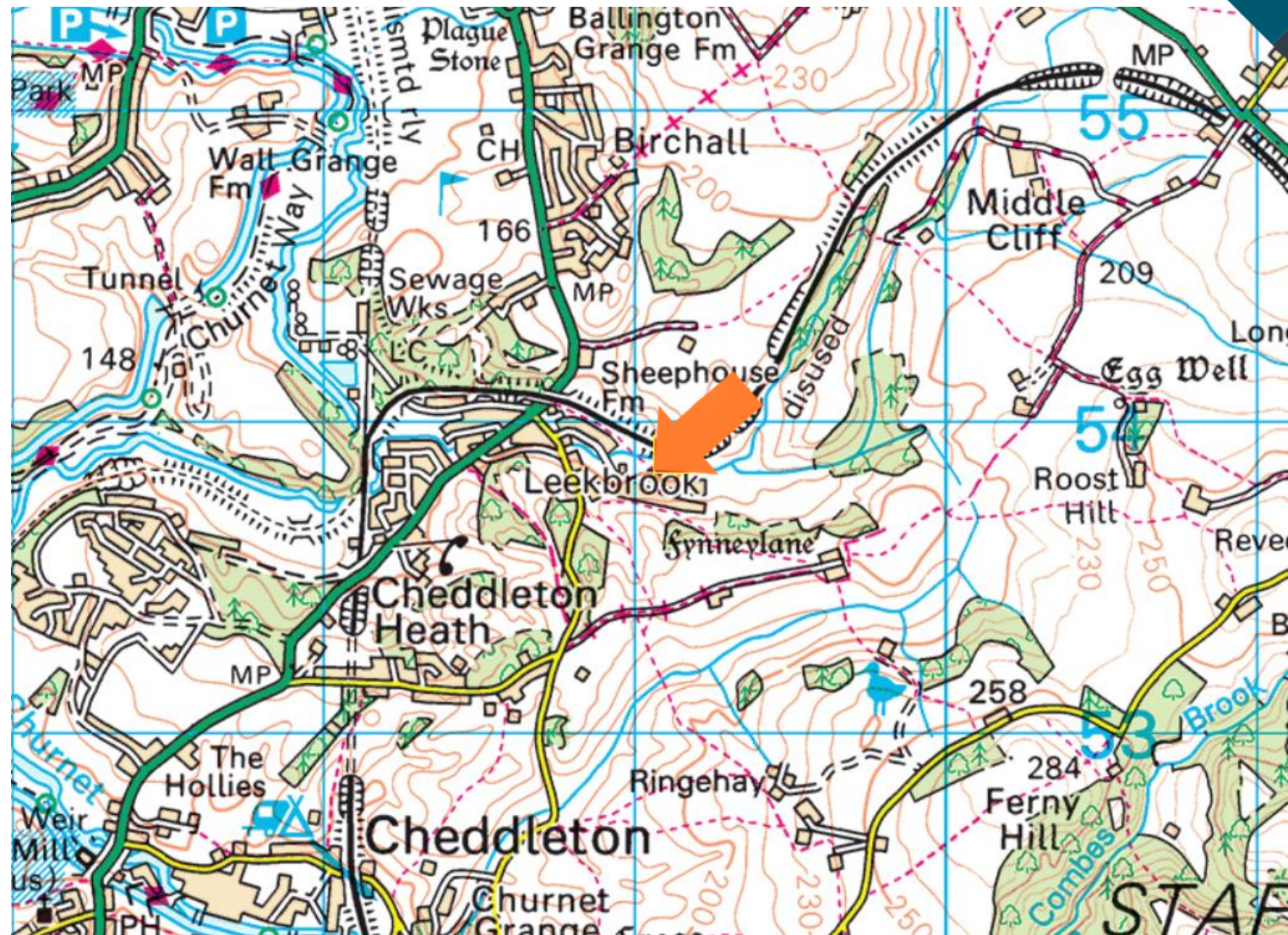
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# Our services

**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.