

TO LET

REFURBISHED INDUSTRIAL / WAREHOUSE PREMISES

UNIT 3A STATION STREET, LEEK, STAFFORDSHIRE, ST13 8BP



Contact James Craine: james@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



INDUSTRIAL / WAREHOUSE PREMISES

UNIT 3A, STATION STREET, LEEK,
STAFFORDSHIRE, ST13 8BP

LOCATION

The unit is situated just off Station Street, a well-established and popular commercial location within Leek. The property lies approximately 0.5 miles from Leek town centre, with Stoke-on-Trent located 9.9 miles to the south-west and Macclesfield approximately 12.9 miles to the north-west.

DESCRIPTION

The property consists of a self-contained, detached industrial / warehouse premises of portal frame construction which has recently been refurbished. Internally the property briefly benefits from the following specification:

- Double access doors
- 3 Phase electric supply
- Concrete floor
- UPVC double glazed windows
- Staff welfare facilities

Externally, the property benefits from a level, surfaced compound providing external storage and vehicle parking, together with a separate external storage unit.

TENURE

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

ACCOMMODATION	SQ M	SQ FT
Industrial / Warehouse Premises	149.21	1,606
External Store	35.06	377

RENT

£18,000 plus VAT per annum.

EPC

The property has an EPC rating of E-107.

RATING ASSESSMENT

The property has a rateable value of £8,100. From April 2026 this figure will change to £9,400. 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 which 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.

LEGAL COSTS

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

INDUSTRIAL / WAREHOUSE PREMISES

UNIT 3A, STATION STREET, LEEK,
STAFFORDSHIRE, ST13 8BP

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.

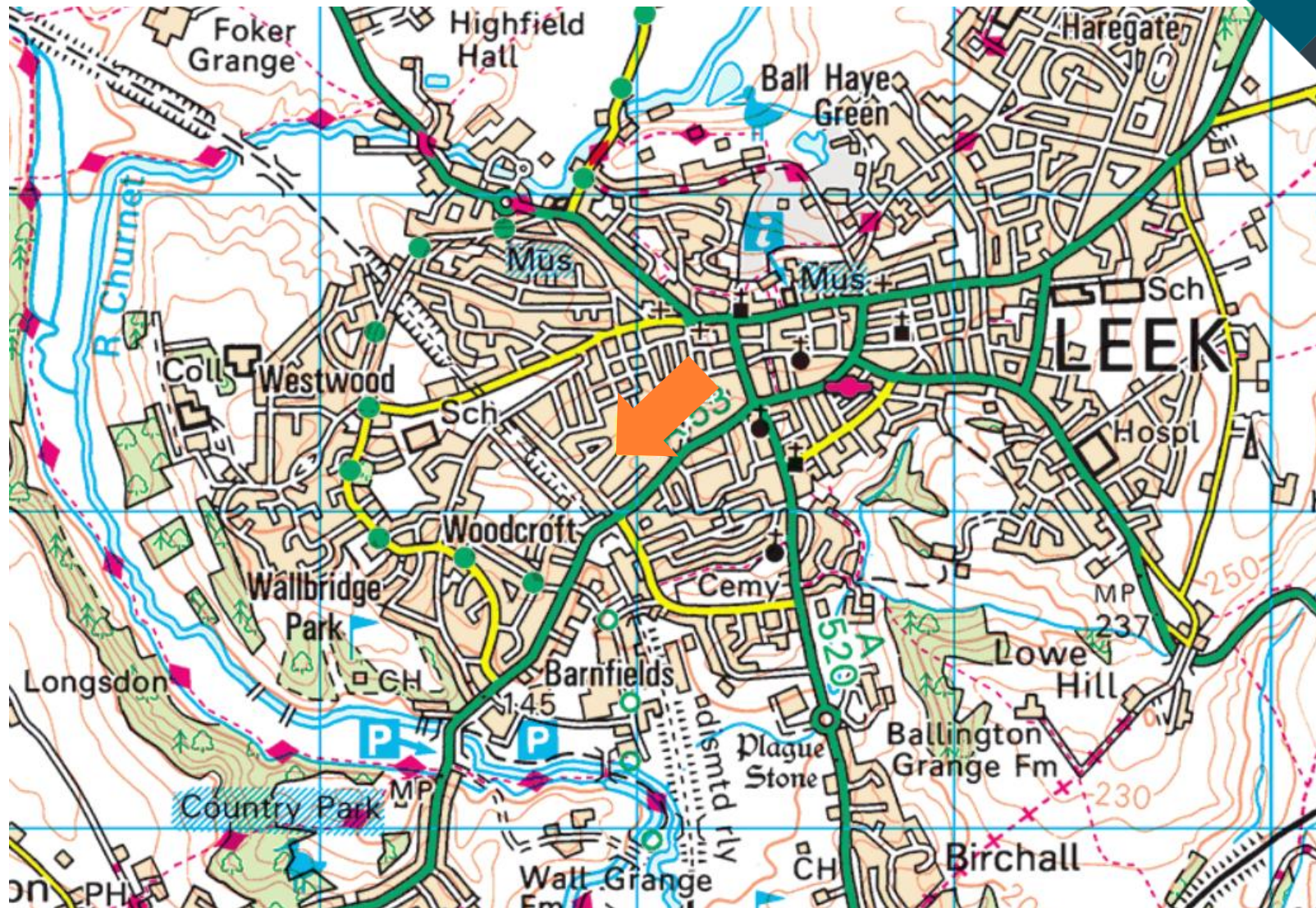
CONTACT

James Craine

T: 01782 202294

E: james@mounseysurveyors.co.uk

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



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

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 ☎ 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 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.