

TO LET

FIRST FLOOR OFFICE ACCOMMODATION

OFFICES ON BELLE VUE ROAD LEEK, ST13 8EP



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ST13 8EP

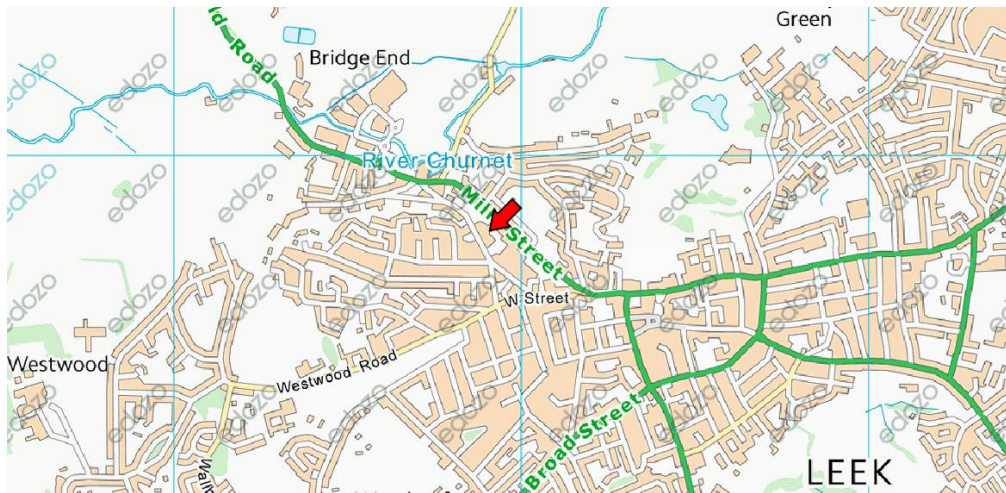
LOCATION

The property is located on Belle Vue Road in Leek. Leek is a popular market town in Staffordshire Moorlands, approximately 10.2 miles distant from Stoke-on-Trent, 12.6 miles distant from Macclesfield and approximately 13 miles distant from Buxton. Junction 16 of the M6 Motorway is located approximately 16.2 miles distant to the west of the subject property.

DESCRIPTION

The office suite is situated to the first floor and comprises a series of interconnecting cellular and open plan office accommodation fitted to a good standard. The suite briefly benefits from the following characteristics:

- Separate male and female WC's (with shower)
- Kitchenette
- Private and open plan office accommodation
- Central heating (not tested)
- Suspended ceiling
- Plastered painted walls
- Carpet flooring
- Ample dedicated car parking



ACCOMMODATION

SQ.FT

SQ.M

Total Area

3,832

356

TENURE

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

RENT

£25,000 per annum exclusive

EPC

The EPC rating for this property is E

PLANNING

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

SERVICES

All mains services are believed to be connected to the property but have not been tested. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for its own legal costs in connection with the transaction.

VAT

All prices and rent are quoted exclusive of VAT which may be payable.

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