

TO LET

WAREHOUSE / INDUSTRIAL PREMISES

UNITS P, Q & R, BROOKLANDS WAY, LEEKBROOK, STAFFORDSHIRE, ST13 7QF



Contact Richard Mounsey: richard@mounseysurveyors.co.uk

T: 01782 202294 mounseysurveyors.co.uk   

WAREHOUSE / INDUSTRIAL PREMISES

UNITS P, Q & R, BROOKLANDS WAY,
LEEKBROOK, ST13 7QF



LOCATION

The property is located on Brooklands Way in Leekbrook off the A520 approximately 2.2 miles from Leek Town Centre and 11 miles from Stoke-on-Trent. Brooklands Way is an established commercial location with surrounding occupiers including Harrison Engineering, Central Medical Supplies and PeakTec Ltd.

DESCRIPTION

The property comprises three inter-linking industrial / warehouse units of steel portal frame construction with a combination of masonry and steel profile clad elevations beneath a profile clad roof surface.

The property briefly benefits from the following characteristics:

- WC's and kitchenette
- Car parking
- Loading access off a large self-contained yard
- Office accommodation
- Eaves height of 4.6 meters
- 4 Loading doors

ACCOMMODATION

	SQ. FT	SQ.M
Warehouse	5,240	486.85
Office	2,482	264.03
TOTAL GIA	8,081	750.75

WAREHOUSE / INDUSTRIAL PREMISES

UNITS P, Q & R, BROOKLANDS WAY,
LEEKBROOK, ST13 7QF

TENURE

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

RENT

£40,000 per annum exclusive of VAT.

SERVICE CHARGE

A service charge may be payable to contribute to the up-keep of the common areas.

RATING ASSESSMENT

The property has a rateable value of:

Unit P (Offices) £16,000.

Units Q & R £16,250.

SERVICES

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

PLANNING

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



WAREHOUSE / INDUSTRIAL PREMISES

UNITS P, Q & R, BROOKLANDS WAY,
LEEKBROOK, ST13 7QF

LEGAL COSTS

Each party is responsible for their own legal and professional costs in connection with the transaction.

EPC

The property has an EPC rating of C - 74.

VAT

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

CONTACT

Richard Mounsey

T: 07584 041116

E: richard@mounseysurveyors.co.uk

James Craine

T: 07787 422996

E: james@mounseysurveyors.co.uk

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

