



PRIME LOCATION

TO LET

Ideal for Trade Counter/Light Industrial

3,841 sq.ft (356 sq.m)

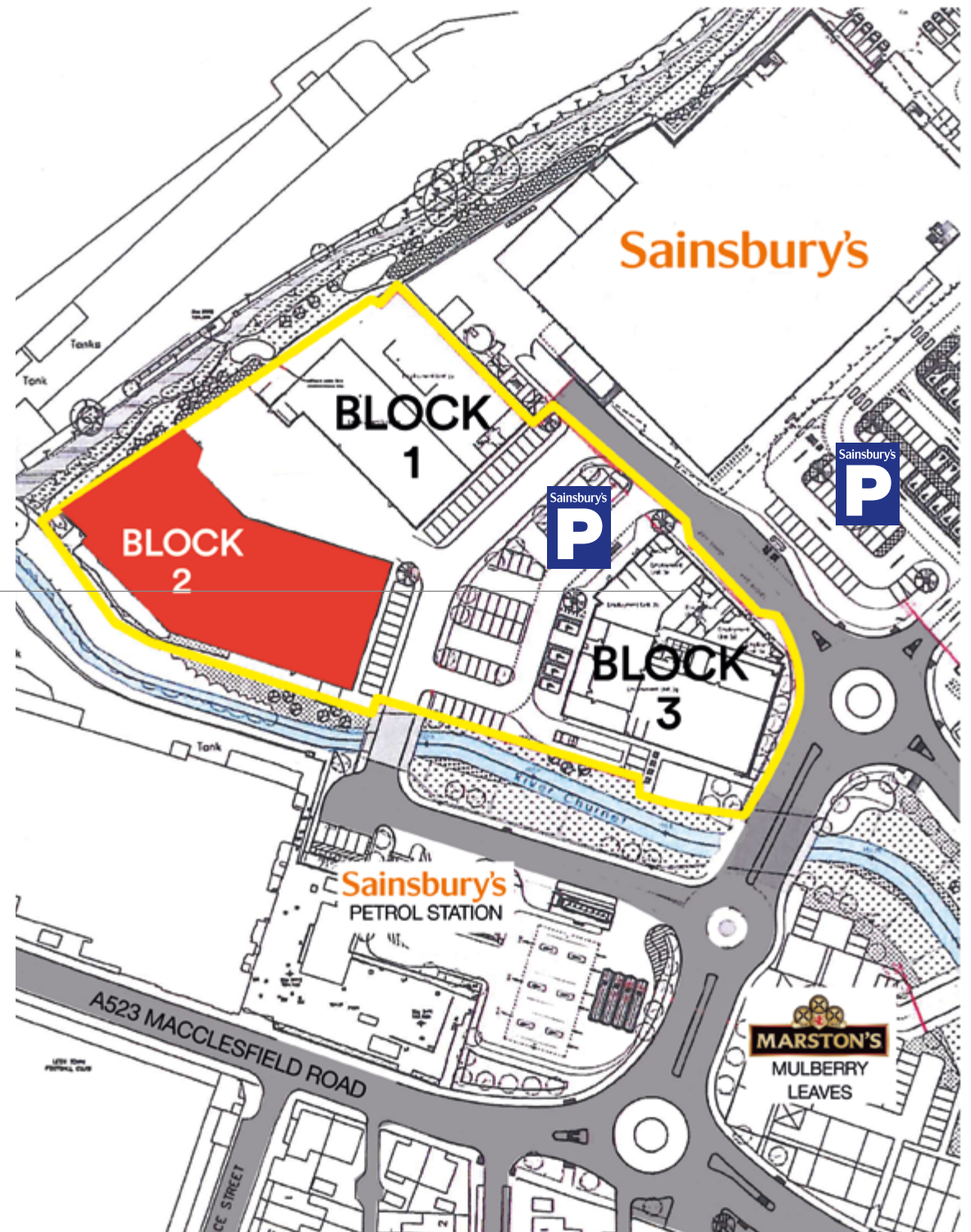
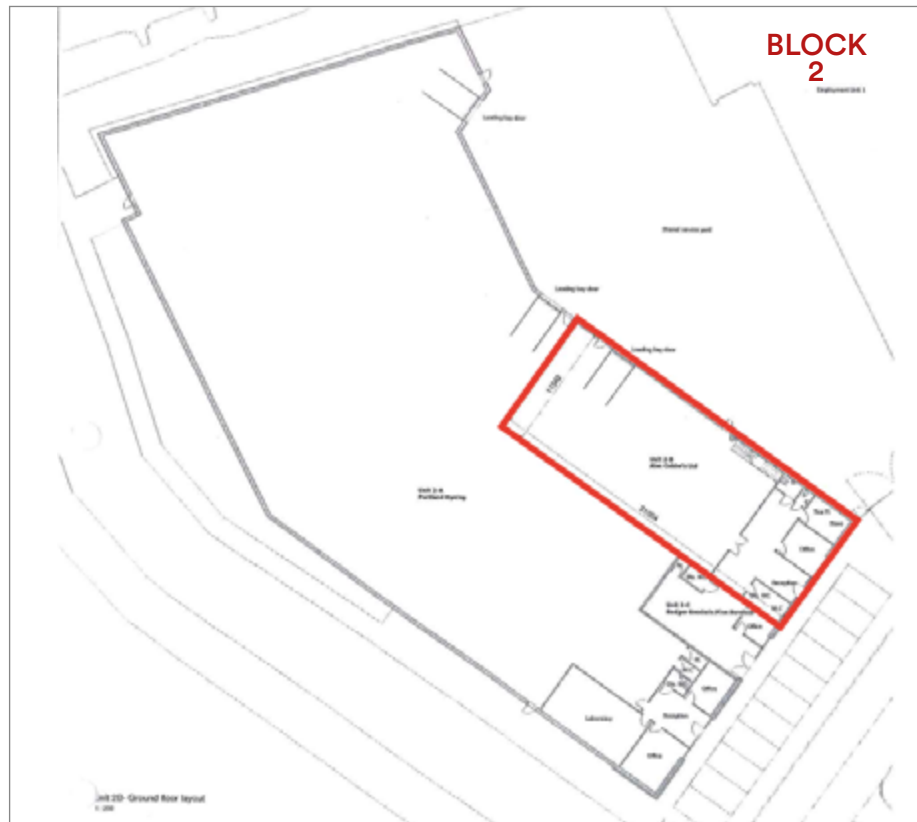
Unit 2B, Churnet Park, Off Macclesfield Road, Leek, ST13 8YH

- Adjacent to a large Sainsbury's store and Marston's restaurant
- Ample onsite car parking
- Main road access located just off A523 Macclesfield Road
- Additional mezzanine area of 942 sq.ft (87 sq.m)

LCP

01384 405631
www.lcpproperties.co.uk

Unit 2B, Churnet Park,
Off Macclesfield Road, Leek, ST13 8YH



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Areas (Approx. Gross Internal)

Ground Floor	2,643 sq.ft	(245 sq.m)
Total	3,585 sq.ft	(333 sq.m)

Additional mezzanine area of 942 sq.ft (87 sq.m) creating a Gross Internal Area of 4,783 sq ft (444 sq m).

Description

The estate was constructed in 2012 and comprises a variety of steel portal framed units. Each unit benefits from toilet facilities, 7m eaves height, LED lighting and glazed entrance doors with a mixture of loading doors. Externally, there is a good level of car parking and loading access obtained via shared loading yards.

Rent

£30,000 per annum paid quarterly in advance by standing order, exclusive of rates, service charge, building insurance and V.A.T

Business Rates

Available upon request from LCP or for further information contact the Local Rating Authority, Staffordshire Moorland District Council 0345 605 3010.

Service Charge

A current service charge of £1,136 per annum will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Energy Rating D - 83.

Further information available upon request.



Planning

The units are suitable for a variety of uses (Subject to planning). Interested parties are to make their own enquiries with the local authority. Staffordshire Moorland District Council 0345 605 3010.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

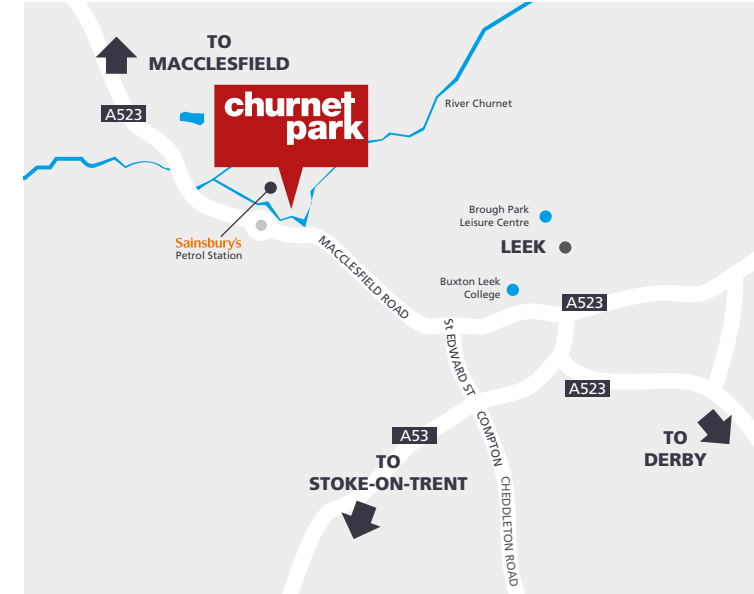
Location - ST13 8YH

Churnet Park is located on the former Churnet Works site on the outskirts of Leek Town Centre. The site is accessed directly off the Macclesfield Road (A523) approximately 0.5 mile to the west of the town centre. Adjacent to the business park is a Sainsbury's supermarket and Marston's restaurant with a mixture of industrial and retail uses in the wider surrounding area.

The A523 provides links to Macclesfield (17 miles to the north), Stoke on Trent (10 miles to the south) and Congleton (11 miles to the west).

Approximate Travel Distances

Leek Town Centre	1 mile
Stoke on Trent	10 miles
Macclesfield Centre	17 miles
M6 Junction 16	17 miles
Derby City Centre	30 miles



Viewing

Strictly via prior appointment with the appointed agent:

harrislamb
PROPERTY CONSULTANCY
01782 272555
www.harrislamb.com

Becky Thomas 07827 342460
becky.thomas@harrislamb.com

LCP
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