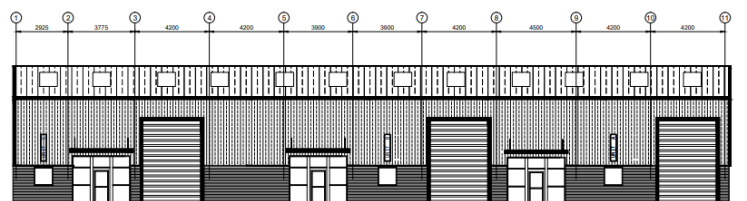


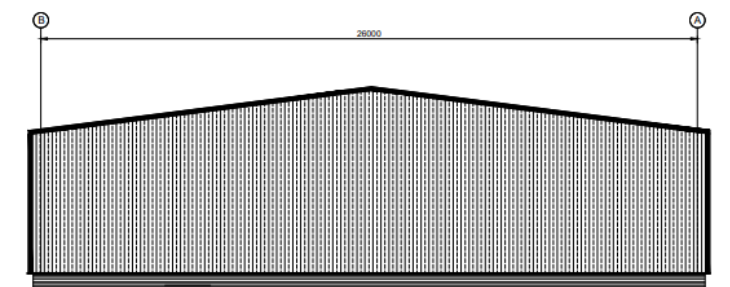


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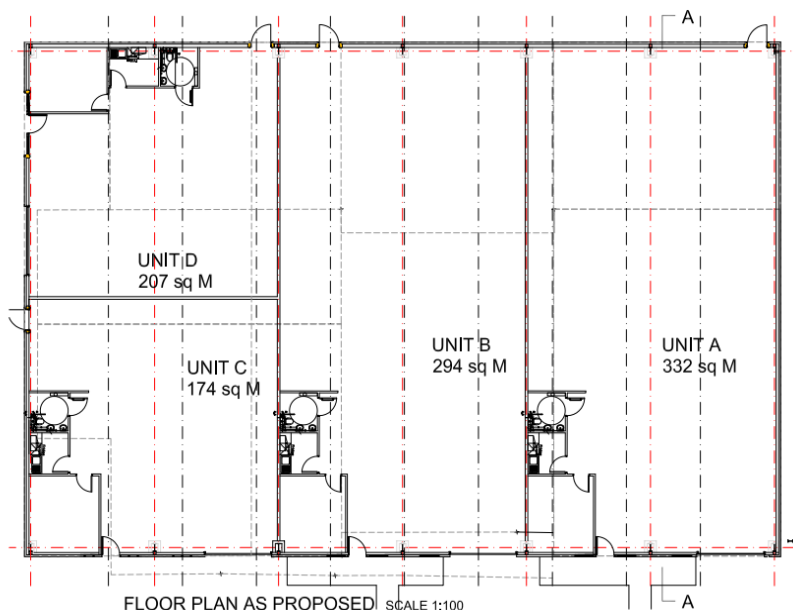
TO LET



WEST ELEVATION
(Scale 1:100)






SOUTH ELEVATION



NEW INDUSTRIAL / WAREHOUSE UNIT

3,165 SQ.FT (294 SQ.M)
Approx. Gross Internal Area

UNIT B, CHURNETSIDO BUSINESS PARK,
HARRISON WAY, CHEDDLETON,
LEEK, ST13 7EF

-  Brand New Industrial Unit Under Construction
-  Clear Haunch Height of 6 Meters
-  Forms Part Of A Four Unit Development

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THE CONTACTS FOR THIS PROPERTY ARE:

Strictly via agent:

Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke on Trent, ST1 5PU.

Telephone: **01782 202294**

Contact: **Tom Johnson/ Emily Dixon**

Email: tom@mounseysurveyors.co.uk
emilyd@mounseysurveyors.co.uk



LOCATION

Unit B is one of four new industrial/warehouse units under construction on Harrison Way, Churnetside Business Park in the village of Cheddleton. Located approximately 4 miles from the market town of Leek and 10 miles from Stoke-on-Trent, Churnetside Business Park is accessed off Cheadle Road and Station Road and is an established commercial location with surrounding occupiers including F. Ball and Co. Ltd, Staffordshire Brewery and LM Bateman and Co. Ltd.

There are a range of local amenities available within Cheddleton, including a convenience supermarket and a chemist, whilst Cheddleton Railway Station forms part of the preserved Churnet Valley Railway.

DESCRIPTION

The property is part of a small development of terraced, industrial/warehouse units which are currently being constructed. The units are to benefit from the following features:

- Steel portal frame construction
- Clear haunch height of 6 meters
- Glazed personnel entrance doors
- Powered sectional shutter door access
- Steel profile clad elevations
- Internal shell specification

ACCOMMODATION

SQ.FT	SQ.M
3,165	294

TENURE

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

RENT

Please apply.

RATING ASSESSMENT

The property will be assessed for rating purposes upon completion. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

EPC

The property will be assessed for EPC purposes upon completion.

SERVICE CHARGE

The service charge and building insurance are included in the rent.

PLANNING

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

SERVICES

Mains electricity, water and drainage will 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 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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