

**TO LET**

**INDUSTRIAL / WAREHOUSE UNIT**

**UNIT D, CHURNETSIDE BUSINESS PARK, HARRISON WAY, CHEDDLETON, LEEK, ST13 7EF**



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# INDUSTRIAL / WAREHOUSE UNIT

UNIT D, CHURNETSIDE BUSINESS  
PARK, LEEK, ST13 7EF

## LOCATION

Unit D is one of four new industrial/warehouse units which have recently been constructed on Harrison Way, Churnetside Business Park in 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 is an established commercial location with surrounding occupiers including F. Ball and Co. Ltd, Staffordshire Brewery and LM Bateman and Co. Ltd.

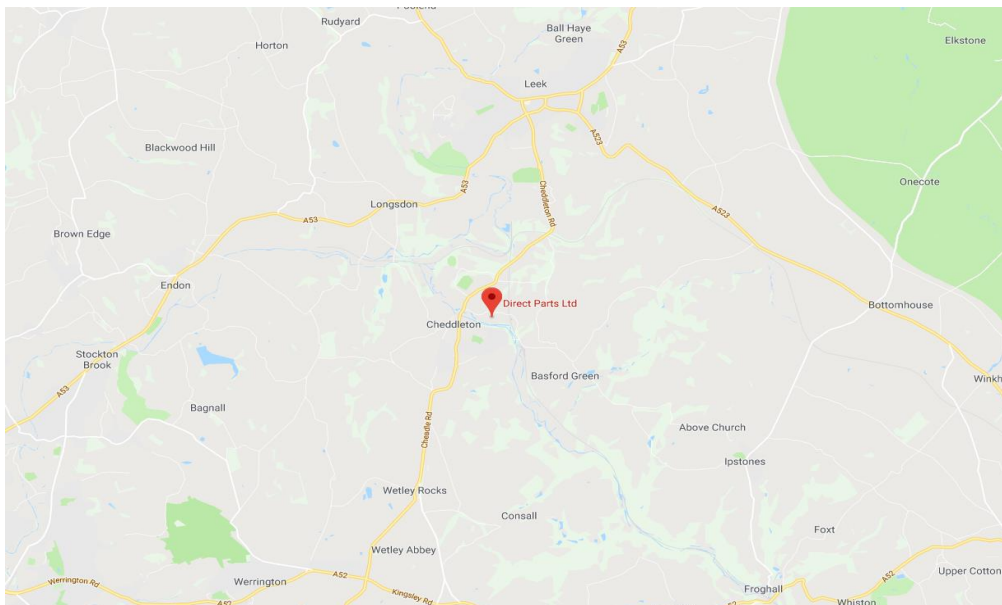
## DESCRIPTION

The property is part of a small development of terraced, industrial/warehouse units which have been recently constructed. The unit benefits 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

A self-contained yard is also included with the property.



## ACCOMMODATION

SQ.FT

SQ.M

2,084

193.62

## TENURE

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

## RENT

£18,550 per annum plus VAT.

## EPC

Pending.

## RATING ASSESSMENT

The property is to be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (Staffordshire Moorlands District Council).

## 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 are connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs in connection with the lease.

## VAT

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