



our difference **your** choice

TO LET



FIRST FLOOR OFFICE

2,548.00 sq. ft. (236.72 sq. m.)

Approx. NIA

First Floor Office, Eaton House Leek,

- Lift Access
- Good Car Parking Provisions
- Intercom Access

WE PROMOTE
THIS PROPERTY
ONLINE...



our difference **your** choice

to arrange a viewing or to hear more call us on
or visit us online at...

01782 202294

www.mounseysurveyors.co.uk



our difference **your** choice

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/ Richard Mounsey**

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

richard@mounseysurveyors.co.uk



LOCATION

Eaton House is prominently located on the A523 Buxton Road in Leek. Leek is a popular market town in the Staffordshire Moorlands, approximately 9.5 miles distant from Hanley (City Centre) and 12.9 miles distant from Macclesfield.

The property is within walking distance of Leek Town Centre offering a variety of local amenities.

DESCRIPTION

The office suite is situated on the first floor of the building and comprises a series of private offices some of which are interconnecting. The suit benefits from male and female WC's and a kitchen facility with access to the building being controlled by an intercom system.

There is also a small storage unit available on site which is available by separate negotiation. Further details are available upon request.

ACCOMMODATION

	Area (sq. ft.)	Area (sq. m.)
Floor Area	2,548.00	236.72
Total area	2,548.00	236.72

RENT

POA per annum exclusive.

RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority - Staffordshire Moorlands District Council (0345 605 3011).

TENURE

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

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.

SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts of the building and its management thereof.

EPC

The EPC Rating for this property is D.

PLANNING

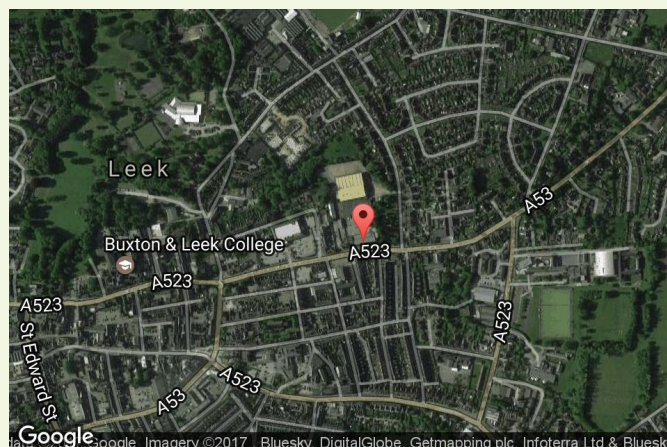
Interested parties are advised to make enquiries with the Local Planning Authority (Staffordshire Moorlands District Council).

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.



our difference **your** choice

Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- all rentals and prices are quoted exclusive of VAT.
- Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited