



Suite F1A & F1B Newspaper House, Brook Street, Leek, Staffordshire, ST13 5JE

# OFFICE TO LET

**First floor office / suites extending to 1,722 sq ft / 159.97 sqm**

- Prominent location within Leek Town Centre
- Available immediately at £7,500 per annum exclusive
- Suitable for a variety of uses subject to the necessary planning consents



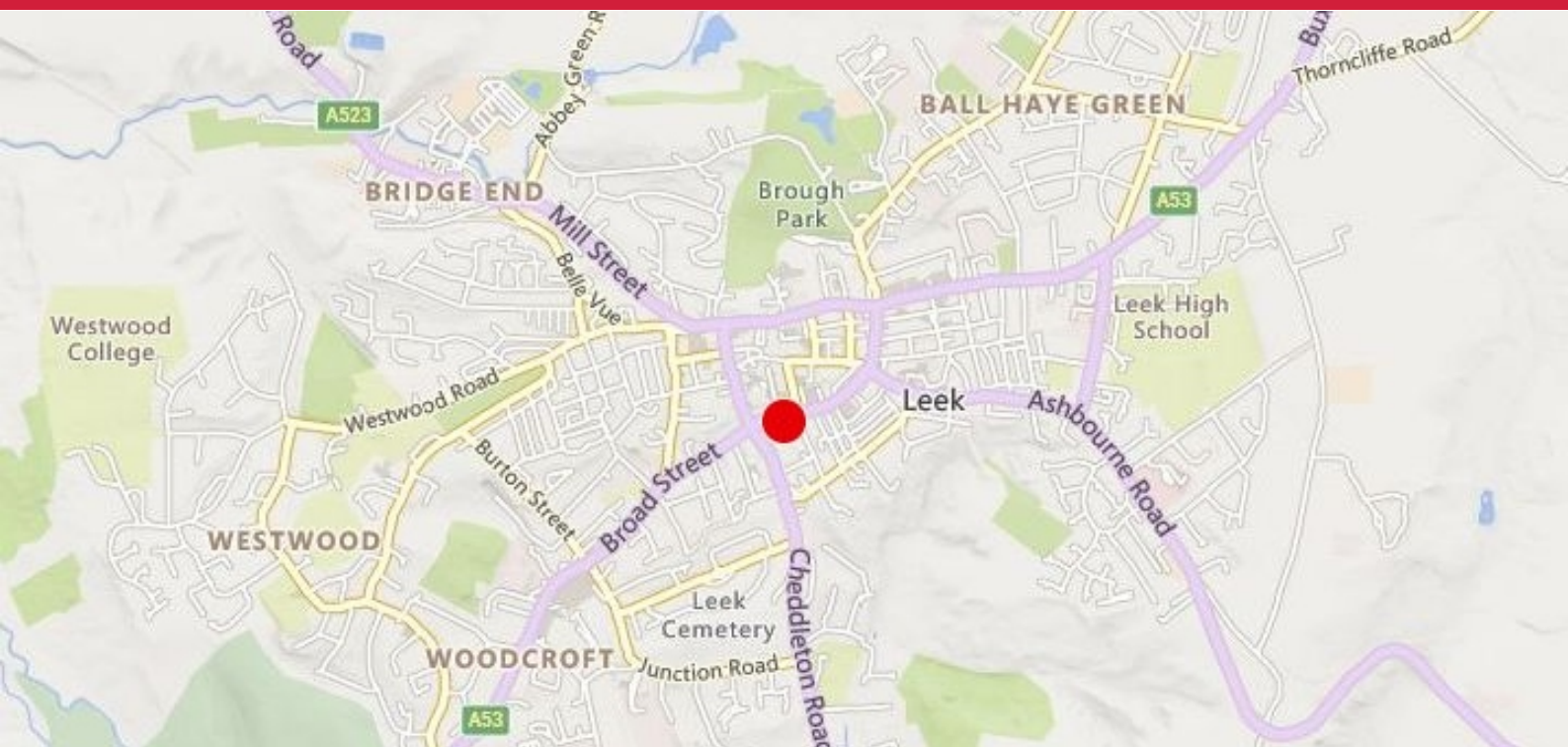
## CONTACT

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## Location

Leek is a market town in the county of Staffordshire within the Staffordshire Moorland District. Leek is situated approximately 10 miles north east of Stoke on Trent and 12.5 miles south of Buxton.

Newspaper House fronts the main A53 which forms part of Leeks inner ring road. The immediate area is predominantly commercial with a broad range of own centre amenities on the doorstep including street and public car parking.

## Description

Located within Newspaper House a property constructed of solid red brick elevations incorporating timber framed single glazed windows with elevations beneath a pitched slate clad roof. The available accommodation occupies the first floor of the originally constructed Mill.

The available accommodation is situated on the first floor and is spread between two self-contained office suites both F1A and F1B providing open plan office accommodation, internal cellular storage rooms along with WC and kitchen facilities.

The suites also benefit from central heating, data cabling and a range of commercial lighting throughout.

## Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Total Net Internal Area: 1,722 sq ft / 159.97 sqm

## Planning

We understand that the property falls under use class E (formerly B1 offices) however may be suitable for a variety of uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

## Services

We understand that both suites have there own sub metered gas and electricity supply.

## Business Rates

The properties are currently listed on the Valuation Office website as having a rateable value of:

Suite F1A: £3,300

Suite F1B: £5,200

## Tenure

The property is available to let by way of a new internal, repairing and insuring lease for a term of years to be agreed.

## Price

£7,500 per annum exclusive

## Energy Performance

Suite F1A: E(111)

Suite F1B: E(109)

## VAT

It is our understanding that the property is currently registered for VAT which will be applicable on the rent at the prevailing rate.

All figures are quoted exclusive of VAT.

## Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

## Viewing

Strictly via appointment with sole agents BB&J Commercial.

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