



M Churnet Park

TO LET Industrial/Warehouse Unit
2,659 sq.ft (247 sq.m)

Unit 3F, Macclesfield Road, Leek, Staffordshire. ST13 8YH

- Ideal for retail, trade counter, leisure & general business use (subject to planning)
- Adjacent to a large Sainsbury's store, Mcdonalds, and Marston's restaurant
- Ample onsite car parking
- Main road access located just off A523 Macclesfield Road

M **M^{Core}**
LCP UK

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lcpgroup.co.uk



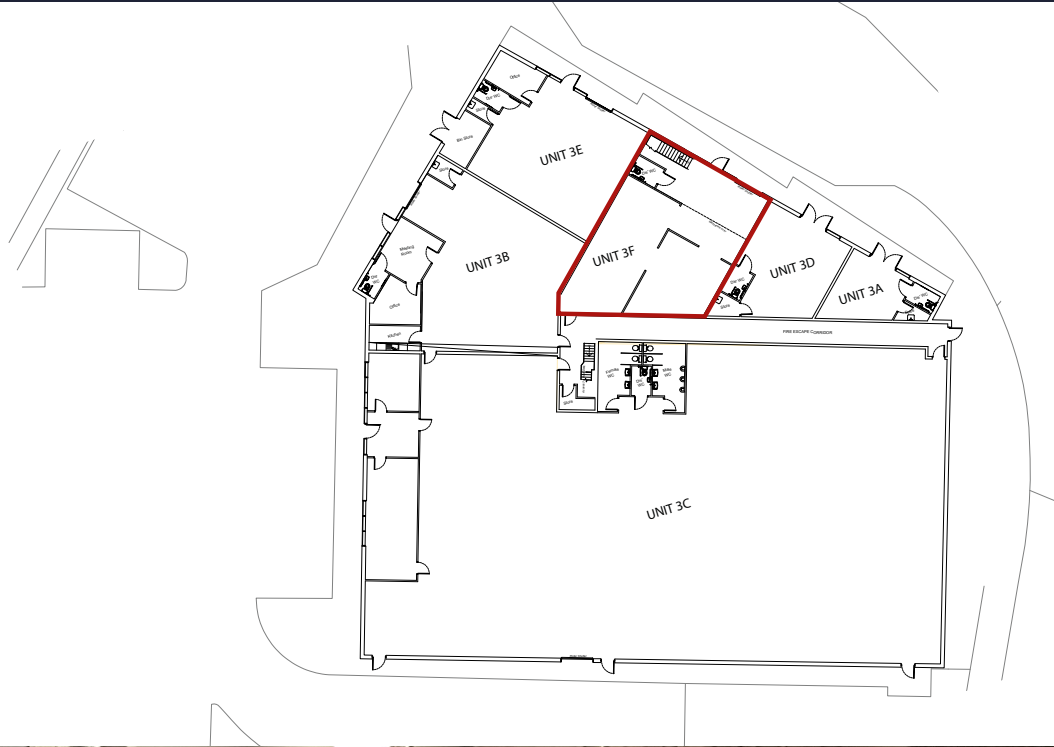
Unit 3F, Macclesfield Road, Leek, Staffordshire. ST13 8YH



• c.10,251 DAILY VEHICLE MOVEMENTS (2023)

Unit 3F, Macclesfield Road, Leek, Staffordshire. ST13 8YH

FLOOR PLAN



Unit 3F Macclesfield Road, Leek, Staffordshire. ST13 8YH

Areas (Approx. Gross Internal)

Ground Floor	1,515 sq.ft	(141 sq.m)
First Floor	1,144 sq.ft	(106 sq.m)
Total	2,659 sq.ft	(247 sq.m)

Description:

The estate was constructed in 2012 and comprises a variety of steel portal framed units. Each unit benefits from toilet facilities, fluorescent 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

POA

Business Rates

TBC

Service Charge

The unit participates in a service charge scheme. The landlord will insure the premises, the premiums to be recovered from the tenant.

Insurance

Interested parties are to make their own enquiries regarding rates with the local authority. Staffordshire Moorland District Council 0345 605 3010

Energy Performance

EPC rating of C. 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 regarding rates with the local authority. Staffordshire Moorland District Council 0345 605 3010

Legal and Surveyor Costs

Each party will be responsible for their own legal costs in connection with the granting of a lease.



Location - ST13 8YH

Churnet Park is prominently located on Macclesfield Road (A523) in Leek, Staffordshire, providing direct access to nearby towns such as Macclesfield, Buxton, and Stoke-on-Trent. The site benefits from excellent road connectivity, with easy links to the A53, A50, and A500, offering convenient access to the M6 and the wider Midlands motorway network.

This strategic position makes it well-suited for businesses requiring regional reach across Staffordshire, Cheshire, and Greater Manchester. The park also benefits from close proximity to Leek town centre and local amenities, enhancing its appeal for both trade counter and light industrial use.



Viewing

Strictly via prior appointment with the appointed agents



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