



**Newspaper House, S1B Brook Street, Leek, ST13 5JE**  
**£600 Per Month**

A good sized space, split into several office areas. Located in Leek Town Centre, and within close proximity to local amenities. Benefitting from access to commuter links to Ashbourne, Buxton, Macclesfield and Stoke - on - Trent. Suitable for a variety of uses (subject to consents).



# Newspaper House, S1B Brook Street, Leek, ST13 5JE

## Directions

From our Leek office on Derby Street, turn right onto Haywood Street. Proceed along the road and down the hill onto Brook Street. The property will be found on the left hand side, just before the traffic lights.

## Hallway 12.119 x 1.629 (39'9" x 5'4")

With carpeted floor; wooden framed windows to one aspect; radiators; emergency exit door; electrical points; smoke alarm and three ceiling strip lights.

## Room One 5.017 x 2.203 (16'6" x 7'3")

With carpeted floor; wooden framed window to one aspect; obscured window to the hallway; radiator; electrical points; emergency lighting; ceiling strip lights; loft access and access to room two.

## Room Two 4.625 x 5.050 (15'2" x 16'7")

With carpeted flooring; wooden framed window to one aspect; obscured window to the hallway; radiator; electrical points; emergency lighting; ceiling strip lights and access to room three and hallway.

## Room Three 5.082 x 3.130 (16'8" x 10'3")

With carpeted flooring; wooden framed window to one aspect; obscured window to the hallway; radiator; electrical points; emergency lighting; ceiling strip lights and access to room four and hallway.

## Room Four 4.254 x 4.545 (13'11" x 14'11")

With carpeted flooring; wooden framed window to one aspect; obscured window to the hallway; radiator; electrical points; emergency lighting and ceiling strip lights and access to the hallway.

## Utility Area 3.462 x 2.007 (11'4" x 6'7")

Having wood effect flooring; wooden framed window to one aspect; worktop with inset stainless steel sink and drainer unit; emergency lighting; ceiling strip light and emergency exit door. Access to a W.C with low level W.C; wall mounted wash hand basin; extractor fan and ceiling light point.

## Current Rateable Value

We believe the current rateable value is £3,800

## Terms

The property is available for immediate occupation with flexible terms

Interested parties should note that the property is not available for residential purposes.

## Viewings

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

By prior arrangement through Graham Watkins & Co.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.



## Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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