



Offices At Upper Hulme Mill, Upper Hulme, Nr Leek, ST13 8TY
£50 Per Week

A rare opportunity to rent a range of rooms which are ideally suited for office use in shared office accommodation. Inclusive of utilities and rates. Offering a communal kitchen and communal toilet facilities and parking for 4 vehicles. Rooms available individually or collectively.



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Situation

Situated in a quiet rural setting on the outskirts of Leek and just off the main A53 Leek to Buxton road, with ideal transport links to Leek, Buxton, Ashbourne and Macclesfield.

Directions

From our Derby Street Office turn left onto Ball Haye Street down to the main traffic lights. At the traffic lights take a right hand turn onto the A53 Leek to Buxton Road and proceed out of Leek on this road for approximately 3.5 miles. Approximately half a mile after the Three Horseshoes Inn on the left as you begin to climb a steep incline take the first left hand turn. Follow this road around to the left and the property will be found after approximately half a mile as indicated by the agents "To Let" board.

Front Entrance Door Leading into

Communal Hallway

With carpet, electrical points & emergency lighting.

Stairway to First Floor Landing Area

With carpet, electrical points & emergency lighting.

Communal Toilets

With Male Toilet comprising of urinal, low flush W.C and two pedestal wash hand basins and radiator.

With Female Toilet comprising of low flush W.C, two wash hand basins, radiator and extractor hood.

Communal Kitchen

With microwave, kitchen cupboard/base units. With electrical points.

Room One 3.754m x 4.113m (12'4" x 13'6")

With fully fitted carpet, electrical points, radiator and ceiling lighting.

Room Two 4.598 x 4.123 (15'1" x 13'6")

With fully fitted carpet, electrical points, radiator and ceiling lighting.

Room Three 4.169 x 3.106 (13'8" x 10'2")

With fully fitted carpet, electrical points, radiator and ceiling lighting.

Room Four 4.121 x 3.508 (13'6" x 11'6")

With fully fitted carpet, electrical points, radiator and ceiling lighting.

Room Five 4.179m x 3.090m (13'9" x 10'2")

With fully fitted carpet, electrical points, radiator and ceiling lighting.

Room Six 9.738m x 4.024m (31'11" x 13'2")

With fully fitted carpet, electrical points, radiator and ceiling lighting.

There is a partition screen in this room and a double glazed windows to the front and rear aspect. This room also has a telephone point.

Outside

Outside there is space for 4 designated vehicles

Services

The property is connected to mains water, electricity and drainage.

Tenancy Term

Flexible Terms Available.

Wayleaves and Easements

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 sale.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Viewings

To be arranged through the agents.

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.



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