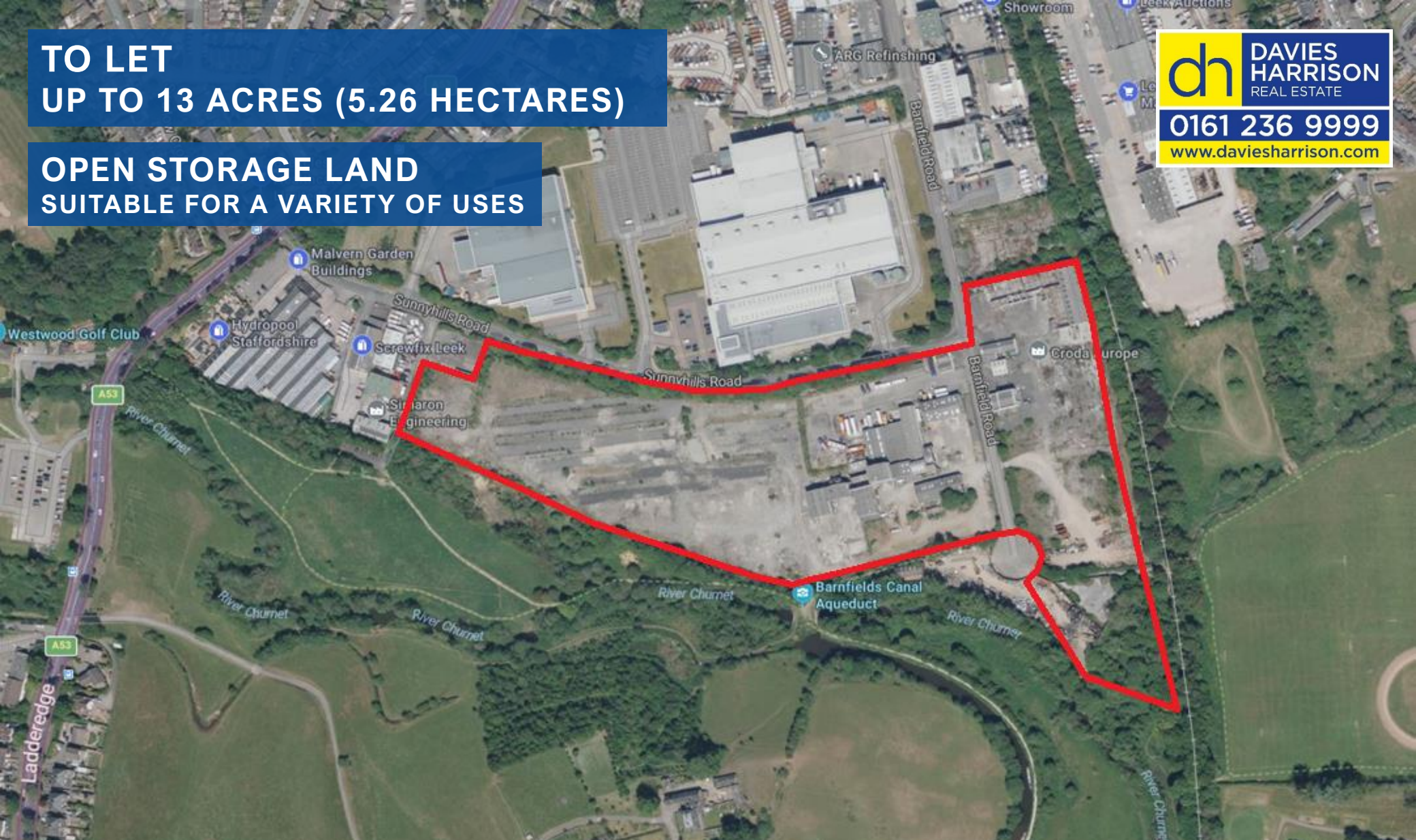


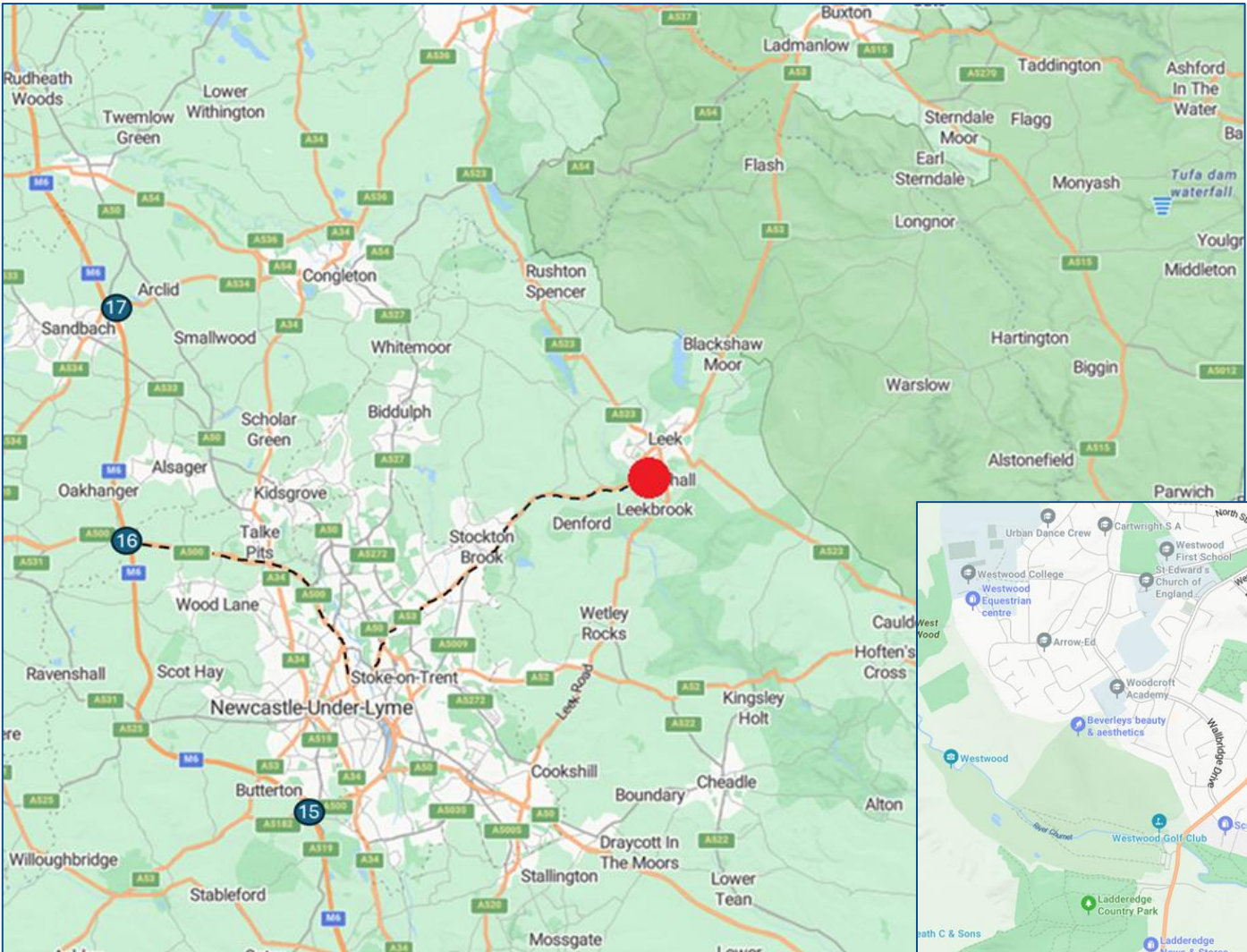
**TO LET
UP TO 13 ACRES (5.26 HECTARES)**

**OPEN STORAGE LAND
SUITABLE FOR A VARIETY OF USES**



**BARNFIELDS INDUSTRIAL ESTATE, SUNNYHILLS ROAD, LEEK,
STAFFORDSHIRE, ST13 5RJ**

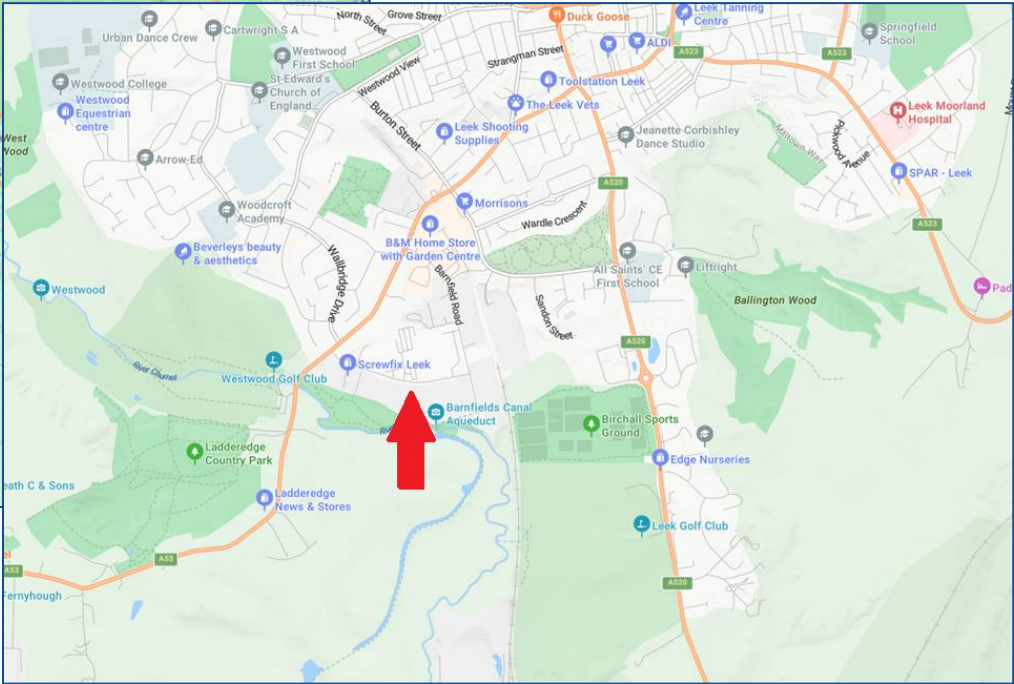
LOCATION



The site is located on Sunnyhills Road within the heart of the Barnfields Industrial Estate, 1 to the south of Leek Town Centre.

Sunnyhills Road connects with the A53 Newcastle Road which provides access to Junction 16 of the M6 Motorway within 16 miles to the west via the A500.

Manchester International Airport is located 26 miles to the north via the A523.



Leek
Town Centre
1 mile



Stoke-on-Trent
City Centre
11 miles



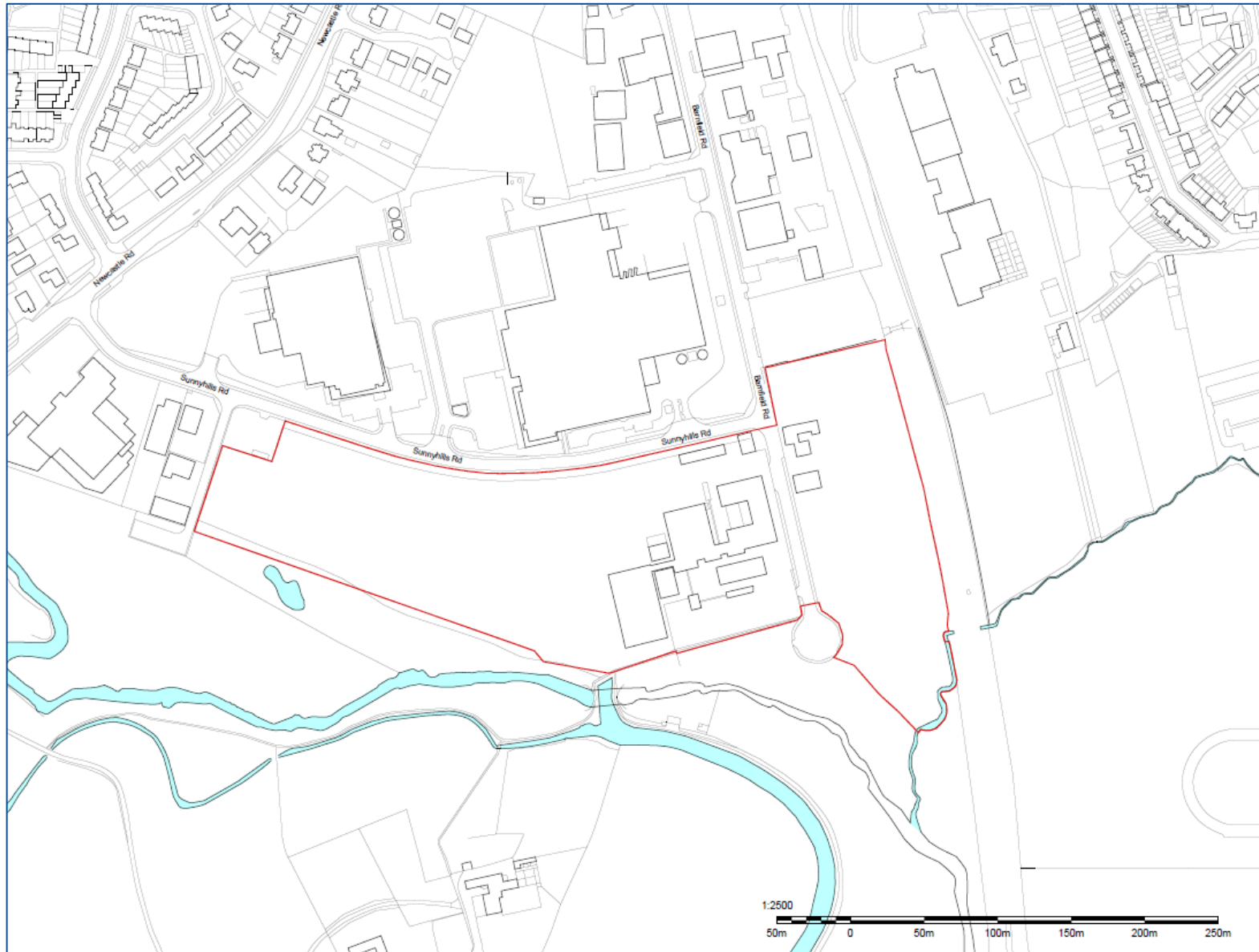
M6 Motorway
Junction 16
16 miles



Manchester
International Airport
26 miles

DESCRIPTION / ACCOMMODATION

- Up to 13 acres of lettable open storage land suitable for a variety of open storage users.
- Plots are available from 0.5 acre – 13 acres
- The site is mostly level and benefits from a concrete and tarmac surface.
- The site is currently used for industrial / warehousing uses.
- Water, electricity and lighting can be provided.



FURTHER INFORMATION

Key Points

- Suitable for a variety of open storage users
- 16 miles from the M6 Motorway
- Excellent road network connectivity
- 26 miles from Manchester International Airport
- Fully serviced
- Unrestricted hours of operation
- Range of plot sizes available

Terms

To be negotiated.

Please contact the agents for further information.

Flexible lease terms available.

Uses

The site has class B8 use and is suitable for a range of occupiers.

Planning

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use falls within the current defined use of the site.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants.

Further Information / Viewings

For further information, or to arrange a viewing, please contact the agents:



RICK DAVIES
07831 658804

rick@daviesharrison.com

JOHN HARRISON
07767 648094

john@daviesharrison.com

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November 2025