

TO LET

INDUSTRIAL / WAREHOUSE PREMISES

UNITS 4 & 5 SANDY LANE, SANDBACH, CHESHIRE, CW11 3NG



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mounseysurveyors.co.uk



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CHESHIRE, CW11 3NG

LOCATION

The property is situated on Sandy Lane off Moston Road in Sandbach. Junction 17 of the M6 Motorway is approximately 3 miles distant with Sandbach High Street being located approximately 2 miles to the East.

Sandbach Railway Station and Crewe Railway Station are approximately 0.7 and 5.4 miles distant respectively.

DESCRIPTION

The property comprises of two inter-connecting modern industrial units with a mezzanine in part. The units are of steel frame construction beneath a pitched steel profile clad roof surface incorporating sky lights and briefly benefit from the following specification:

- Two Surface Roller Shutter Doors
- Eaves Height of 3.88 Meters
- Office Accommodation
- 6 Allocated Car Parking Spaces
- WC's
- Kitchenette
- 24/7 Access
- LED Warehouse Lighting
- Concrete Floor

Please note no vehicle related uses will be considered.

ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	284.28	3,060
Mezzanine Floor	63.60	685

TENURE

The units are available as a whole or individually on a new internal repairing tenancy on terms to be agreed.

RENT

Rent on application.

ESTATE CHARGE

An estate charge is levied to cover the common parts of the estate. More information can be provided upon request.

EPC

C - 75.

RATING ASSESSMENT

The property has a rateable value of £16,750. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

SERVICES

Mains electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

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ANTI MONEY LAUNDERING

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

CONTACT

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Mounsey Chartered Surveyors,
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