Greenham Commercial Ltd
CHARTERED SURVEYORS

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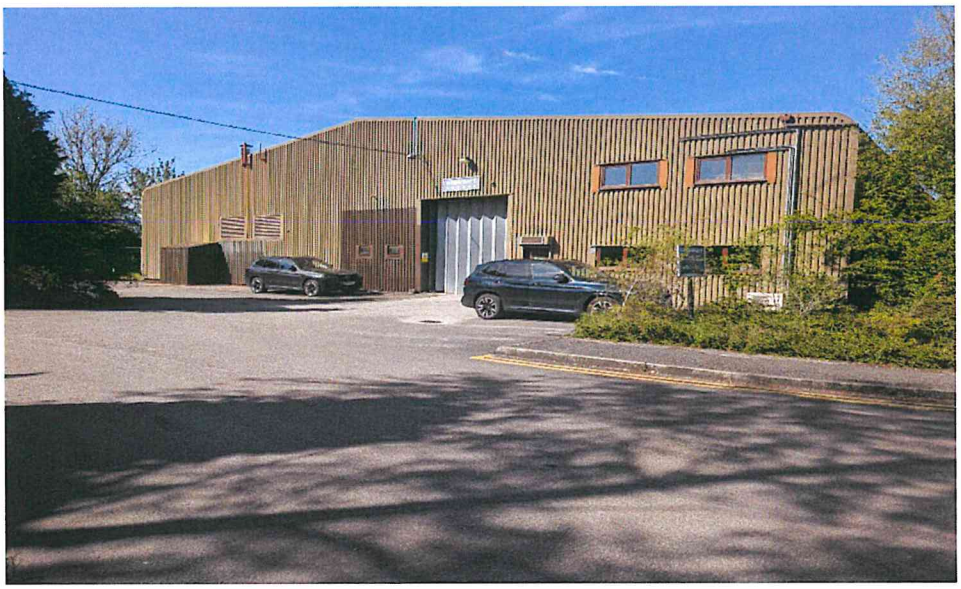
FOR SALE **3613.3 sq m (38,894 sq ft)**



MODERN INDUSTRIAL INVESTMENT/OWNER OCCUPIER OPPORTUNITY

UNITS 1 & 2
CLOUGH BANK
GRIMSHAW LANE
BOLLINGTON SK10 5NZ

Description: Units 1 and 2 Clough Bank comprise two modern high quality industrial/warehouse units constructed on a portal steel frame with profile clad elevations. The properties provide versatile accommodation suitable for a range of industrial, storage and trade counter uses.

Both units benefit from office accommodation, WC facilities and kitchen provisions. Additional mezzanine storage has been installed enhancing usable floor space alongside good loading access, generous eaves height and excellent on site car parking.

The units are fully services with all mains utilities connected including three-phase power.

Accommodation: Total GIA 38,894 sq ft

Unit 1:

Main works	12,558 sq ft
Extension	3,187 sq ft
Lobby	54 sq ft
First floor offices	2,136 sq ft
Mezzanine (incl. offices)	3,397 sq ft

Greenham Commercial Limited for themselves and for the Vendors/Lessors of the property described herein whose Agents they are give Notice (i) These Particulars do not constitute in whole or part an offer as a Contract. (ii) The Statements made in these Particulars are set out as a general outline for the guidance of intending Purchasers/Lessees and are made without responsibility on the part of Greenham Commercial Limited or the Vendor/Lessor. (iii) Any intending Purchaser/Lessee must satisfy him/her/itself as to the correctness of each of the statements contained in these Particulars. (iv) The Vendor/Lessor does not make or give, neither Greenham Commercial Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to the Property described herein.

Unts 1 & 2 Clough Bank, Bollington

Unit 2:	
Main works	5,922 sq ft
Extension to works	4,915 sq ft
Mezzanine stores	6,725 sq ft

Location: The property is located on Grimshaw Lane in Bollington, an established commercial location on the edge of Macclesfield. The area has benefitted significantly from infrastructure improvements, most notably the Poynton Relief Road which has enhanced connectivity and reduced congestion through Poynton village. This provides faster and more efficient access to the A523 Silk Road linking directly to the A34 and the wider motorway network including the M60 and M56 motorways.

Tenure: Freehold

Price: Offers in the region of **2.1 million**, exclusive
Consideration may be given to the sale of the units individually. Further details are available on request.

Business Rates: Unit 1 - £69,000, Unit 2 - £84,000
Interested parties are advised to make their own enquiries with the local rating authority regarding rates payable and any potential reliefs.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.