

# To Let

Subject to Contract

## Unit 3 Enterprise Court Industrial Unit

Station Road,  
Sandbach  
CW11 3SB

- Floor area approx 600 sq. ft./ 56 sq. m Gross Internal Area
- 3 Year Lease
- Considered suitable for Use Classes E, B2 and B8



### Location

Sandbach is located in South Cheshire.

The property is located on the edge of Sandbach town centre. The locality comprises a mix of industrial, commercial, residential premises.

The estate benefits from good access to the A533 and is considered convenient for access to junction 17 of the M6.

### General Description

The property comprises a warehouse/ industrial unit of brick/ block construction with a pitched tile roof.

The workshop area is served by a roller shutter door.

The premises have a small access lobby and separate cloakroom/ W/C.

Designated front forecourt area.

## Tenure

Leasehold

## Terms

The property is available on a 3 year lease on internal repairing terms.

The rent is £7,500 per annum exclusive of business rates. The rent will be subject to VAT.

The incoming tenant shall be responsible for the payment of the Landlords professional fees.

## Services

The Landlord has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain specialist advice as appropriate.

## Rating

Details of the current assessment for the property are available from the Valuation Office.

## EPC

A copy of the EPC can be provided upon request.

## Expression of Interest

Interested parties are invited to submit expressions of interest confirming:-

- Their proposed use for the premises
- Envisaged timeframe for legal completion.
- Rental offer per annum
- A successful applicant will be required to provide references.
- Any other relevant information.

## Money Laundering

Identification checks will be undertaken for all parties leasing properties in accordance with the money laundering regulations .

Cheshire East Borough Council give notice that;

(1) These particulars are produced in good faith , are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but the Council does not guarantee the accuracy of such particulars and any intending purchaser/s or tenant/should not rely on them a statements of representation of fact but must satisfy themselves as to the correctness to each of them.

(2) No person in the employment of Cheshire East Borough Council has any authority to make or give any representation or warranty in relation to this Property.

(3) All areas quoted in the particulars are approximate

(4) None of the building's service or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice

## Viewing details

Offers shall be made by email to:

**[property@cheshireeast.gov.uk](mailto:property@cheshireeast.gov.uk)**

Quoting reference "Unit 3 Enterprise Court Industrial Unit"

Any further enquiries please contact: 01270 686117

