RORY MACK

ASSOCIATES

UNIT 2B STATION YARD, SANDBACH, CHESHIRE, CW11 3JG

TO LET
£7,500 PA

- Second floor office with total net internal area of 1,043 sq ft
- Well maintained and decorated throughout
- Double glazed windows and gas central heating
- EPC: Band C (55)

2B STATION YARD

STATION ROAD, SANDBACH

CHESHIRE, CW11 3JG

GENERAL DESCRIPTION

A well proportioned, modern office suite with ample space and multiple rooms in an ideal location. The space is located on the 2nd floor of the main building at Station Yard and is accessed via the main front door. The property briefly comprises an entrance reception, main office, kitchen, two treatment rooms and a further office on the floor above. The unit also has its own toilets, located off the main reception. The unit can be used for hair and beauty, office, professional services or leisure use, subject to planning permission. Unit 2b benefits from UPVC double glazed windows, gas powered central heating and plastered ceiling. Two parking spaces are also included with the rent.

LOCATION

The property has frontage onto Station Road (B5079) and forms part of an established mixed use estate approx. 1.5 miles from the centre of Sandbach town.

SERVICES

Mains water, drainage, gas and electricity are connected. Please note that no services have been tested by the agents.

TENURE

Available by way of a new Internal Repairing and Insuring lease by way of service charge for a term of years to be agreed and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease. An administration fee of £300 plus VAT is payable by the incoming tenant for the preparation of the Lease Agreement.

The service charge payable is £2,281.23 for the year 2026 subject to average electricity consumption.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value:	£6,500
Rates Payable:	£2,808 pa (26/27)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Second Floor

Reception:	75 sq ft
Main room:	568 sq ft
Treatment/office:	92 sq ft
Treatment/office:	101 sq ft
Kitchen:	93 sq ft
Total NIA:	**929 sq ft**

Loft Room

Office:	114 sq ft
Overall NIA:	**1,043 sq ft**

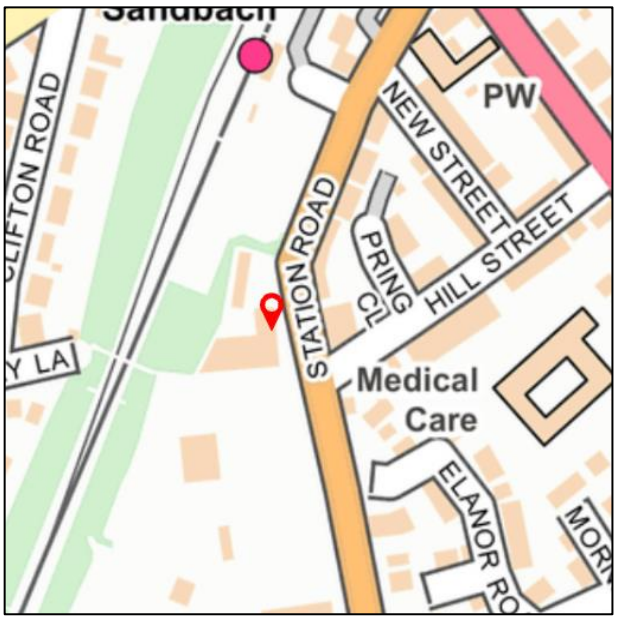
ANTI MONEY LAUNDERING REGULATIONS

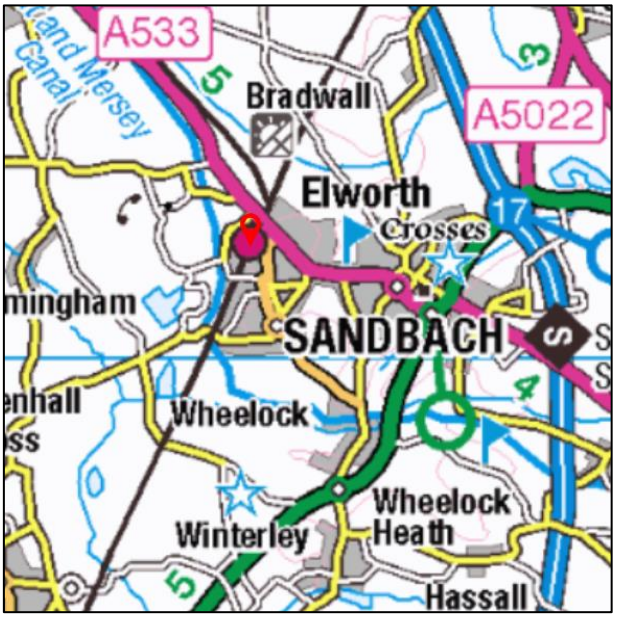
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

2B STATION YARD

STATION ROAD, SANDBACH

CHESHIRE, CW11 3JG





OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements