RORY MACK

ASSOCIATES

HINDHEATH ROAD, SANDBACH, CHESHIRE, CW11 3LZ

TO LET

£14,000 PAX

- Detached industrial unit extending to 1,747 sq ft GIA
- Portal framed unit with 13 feet to eaves and two loading doors
- Located close to Springvale Industrial Estate
- Situated in secure yard and with main road frontage
- EPC: C (51)

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GENERAL DESCRIPTION

A detached industrial unit of steel portal frame with 13 feet to eaves situated in a well-proportioned and secure yard with main road frontage. The unit is accessed via two loading areas one of which is controlled by a roller shutter, the other a sliding door. The unit is offered to the market as a bear shell although there is a mains water and drainage connection on site facilitating the installation of toilets etc. for those who require them.

LOCATION

The property is situated on Hind Heath Road to the south of Sandbach, and forms a small cluster of similar commercial properties and has excellent road connections being just over one mile away from the A534 which provides a direct route to Junction 17 of the M6 motorway approximately 3 miles.

SERVICES

Three phase electricity is connected and there drainage and a mains water supply on site although these are not currently connected. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The accommodation is available by way of a new full repairing and insuring basis for a term of years to be agreed, subject to rent reviews every three years and with the tenant being required to pay £250 plus VAT for the lease.

EPC

Asset rating – 51 (C)

BUSINESS RATES

Rateable Value:	£9,200
Rates Payable:	£3,974.4 pa (26/27)

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

ACCOMMODATION

The unit measures 59’3” by 29’6” extending to 1,747 sq ft GIA

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 some proof of funds.

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