



RENT

£70,000
(per annum)



SERVICE CHARGE

£0.15
(per sq ft)



RATES PAYABLE

£To Be Reassessed



EPC RATING

TBC



Unit 5 Cotton Farm

Holmes Chapel, CW4 7ET

Industrial / Warehouse Unit | Leasehold | 7,743 Sq Ft plus 0.67 Acre Yard



TO LET

 Location

The unit is located within a small industrial estate, accessed from the A54 Middlewich/Holmes Chapel Road and situated adjacent to Junction 18 of the M6 Motorway. With immediate proximity to the national motorway network, there is fast access to the major conurbations in the North West the Midlands and North Wales

 Description

Unit 5 forms the end building of a complex of five industrial/ warehouse units. The property is constructed of steel portal frame with external elevations faced in a combination of brick and profile metal sheet cladding, beneath an asbestos cement sheet roof.

The building is split into two interconnecting bays with a height to eaves ranging from 3.9m to 4.2m to underside of haunch plate. There is a loading door to the front incorporating a glazed trade counter entrance. The rear bay has 3 roller shutter loading doors opening onto the secure yard.

To the front there is a concrete surfaced loading yard and parking area, shared in conjunction with the other tenants on the estate and to the rear and side is a securely fenced and dedicated compound surfaced in hardcore which extends to approx. 0.67 acres.

 Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Area	Sq Ft	Sq M
Front Bay	3,424	318.08
Rear Bay	4,312	400.61
Total	7,736	718.69

 Amenities

- 

Motorway Access
- 

Loading & Roller Shutter Doors
- 

Secure Yard





Further information



Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The commencing annual rent is £70,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority. The property has been split, so the Rateable Value will need to be reassessed.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own

legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

The EPC rating is TBC.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

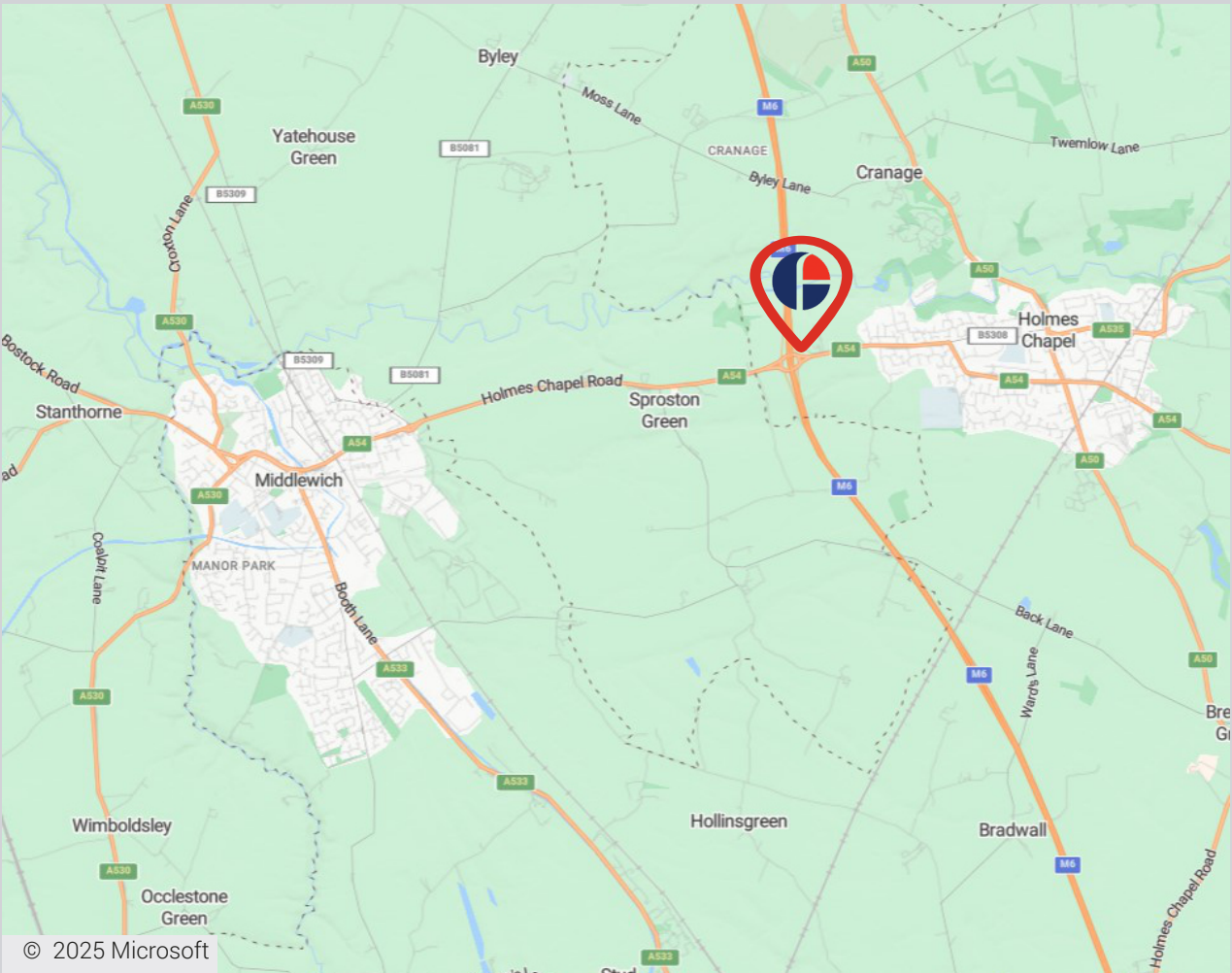
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Unit 5 Cotton Farm, Holmes Chapel, CW4 7ET



Approximate Travel Distances



Locations

- Holmes Chapel - 1.4 miles
- Middlewich - 2.7 miles
- Crewe - 11 miles



Nearest Station

- Holmes Chapel Train Station - 1.4 miles



Nearest Airport

- Manchester Airport - 18 miles



Nearest Port

- Liverpool Port - 40 miles



Viewings



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Particulars dated Mar 2025. Photographs dated Mar 2025.