

# TO LET

INDUSTRIAL / WAREHOUSE UNIT (DYNASURF NOT AFFECTED)

SPRINGVALE INDUSTRIAL ESTATE, MILLBUCK WAY, SANDBACH, CHESHIRE, CW11 3HT



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# INDUSTRIAL / WAREHOUSE

UNIT at SPRINGVALE INDUSTRIAL ESTATE, MILLBUCK WAY,  
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## LOCATION

The property is prominently situated on the well-established Springvale Industrial Estate off Millbuck Way, on the southern edge of Sandbach, Cheshire. The estate benefits from excellent regional connectivity, positioned just minutes from Junction 17 of the M6 motorway, providing swift access to the national motorway network and major commercial centres including Crewe, Stoke-on-Trent, and Manchester.

Sandbach town centre is located approximately one mile to the north, offering a range of amenities including retail, banking, and food outlets. The surrounding area is an established industrial and commercial hub, home to a variety of local and national occupiers.

The property's convenient location, strong transport links, and established business environment make Unit 4 an excellent base for logistics, manufacturing, or distribution-focused operations.

## DESCRIPTION

This industrial unit on Springvale Industrial Estate, Millbuck Way, Sandbach (CW11 3HT) is suited to storage, distribution, or light industrial uses. At the front is a shared secure yard with manual roller shutter. Toilet and office facilities are subject to further discussion dependent upon the proposed use. Key features are:

- Approx. dimensions 19.1m depth x 14.7m width
- 4.7m eaves height
- Secure yard with palisade fencing
- Newly painted concrete floor
- 3-phase power 242v
- LED warehouse lighting

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## TENURE

Available on a new full repairing and insuring lease for a term to be agreed.

## RENTS

£30,000 per annum plus vat.

## RATING ASSESSMENT

The rateable value is to be reassessed upon completion. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

## SERVICES

The premises benefit from 3 phase electric supply direct with the supplier. Water will be either sub-metered or split on a fair basis. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## EPC

TBC.

## LEGAL COSTS

Each party to cover their own legal costs in the transaction.



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## VAT

All prices and rent are quoted exclusive of VAT which will be applicable.

## CONTACT

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