

TO LET

SECURE SURFACED COMPOUND

COMPOUND 2, NETHERSET HEY INDUSTRIAL ESTATE, MADELEY, CREWE, CW3 9PE



*Approximate site boundaries

Contact James Craine: james@mounseysurveyors.co.uk

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mounseysurveyors.co.uk



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LOCATION

The compound is situated within the established Netherset Hey Industrial Estate, located in Madeley, near Crewe. Positioned in a highly accessible and popular location, the estate home to a mix of well-established local and national occupiers.

The site benefits from excellent road links being located in close proximity to Junction15 of the M6 Motorway and the A500 dual carriageway which are located approximately 6.0 and 4.0 miles distant respectively. Crewe Railway station is located approximately 6.5 miles to the northwest of the property.

DESCRIPTION

The site is due to comprise of a crushed stone surfaced compound which is fully secured by way of perimeter fencing with access off the estate road and briefly benefits from the following specification:

- Level Surface
- Regular Shape
- Secure Site
- 24/7 Access

TENURE

The compound is available by way of a new lease agreement on terms to be agreed.

RENT

£23,500 per annum exclusive.

EPC

Not applicable.

RATING ASSESSMENT

To be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (Newcastle-under-Lyme Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Newcastle-under-Lyme Borough Council).

VAT

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

SERVICES

There are no services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party is responsible for their legal costs in relation to the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

ACCOMMODATION

HECTARES

ACRES

Area	0.19	0.47
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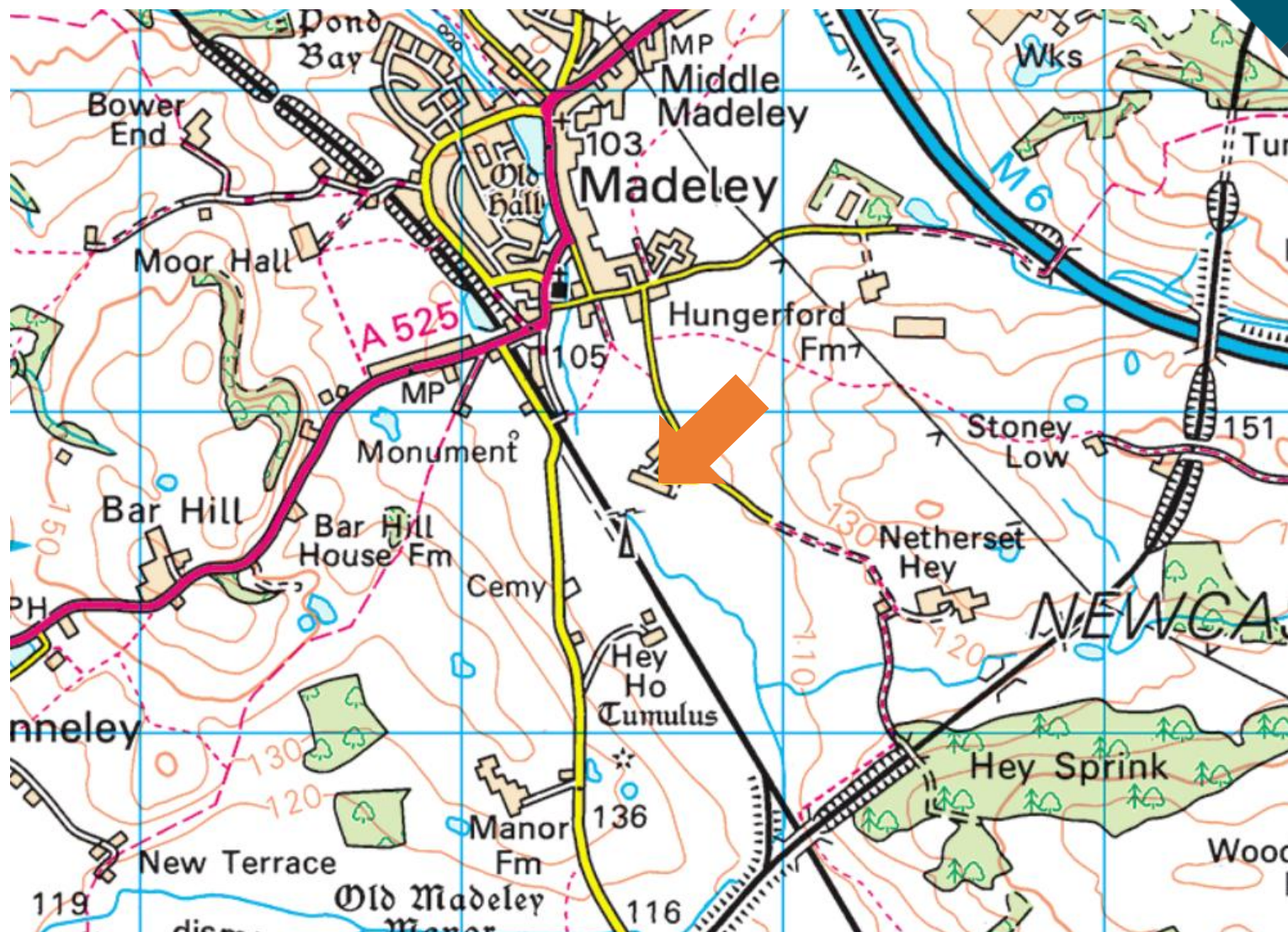
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Mounsey Chartered Surveyors,
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