

Runway House, Cheshire Green Industrial Estate



SPITFIRE
PROPERTY AGENCY

Wardle, CW5 6LQ

Additional Yard Space Available



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TO LET / FOR SALE

13,261 to 28,322 sq ft (1,231.99 to 2,631.20 sq m)



Summary

- A detached new build facility
- 25 Car parking spaces
- Eaves height 8m
- EPC "A" Rating
- 4 EV charging spaces
- 4 Roller shutter doors
- Bespoke office fit out options available
- The unit can be subdivided

Description

The building has been built to a shell specification which enables the fit out to be tailored to a tenants or a purchasers bespoke requirements. The landlord can undertake the fit out works.

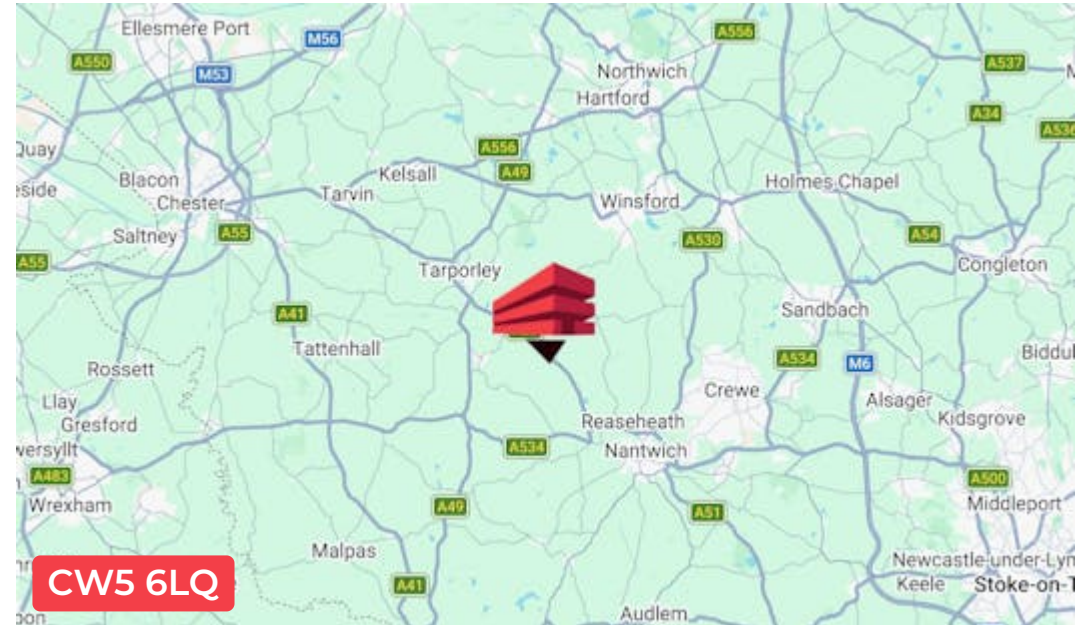
The shell specification comprises a well built and well proportioned industrial/warehouse unit which benefits from the ability to subdivide with mezzanines located at both gable ends. The property comprises from the following characteristics:-

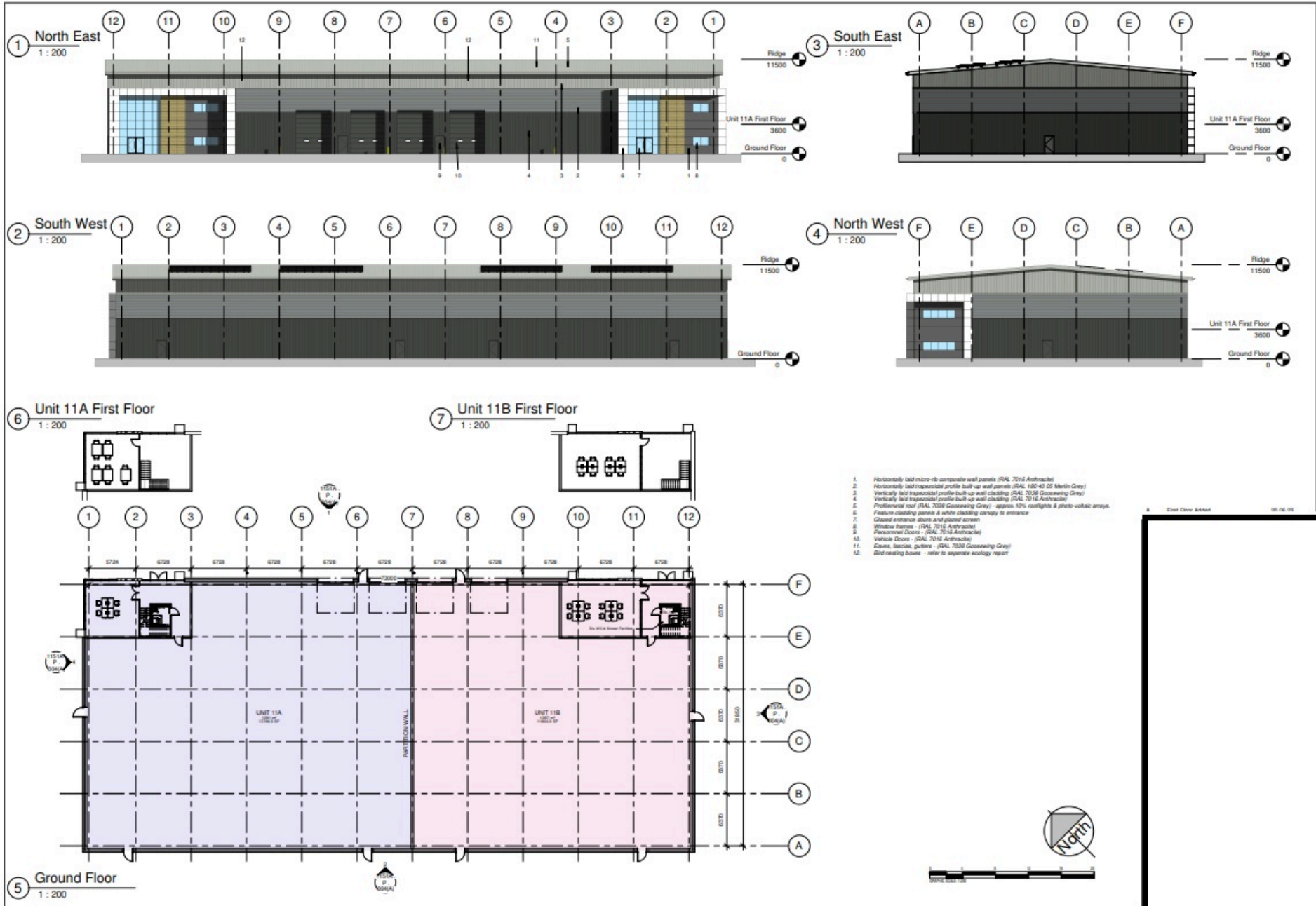
- Steel portal frame construction with translucent light panels
- 8 metre eaves height
- 4x EV charging points
- 25 car parking spaces
- Perimeter fencing and secure yard
- Three phase power supply

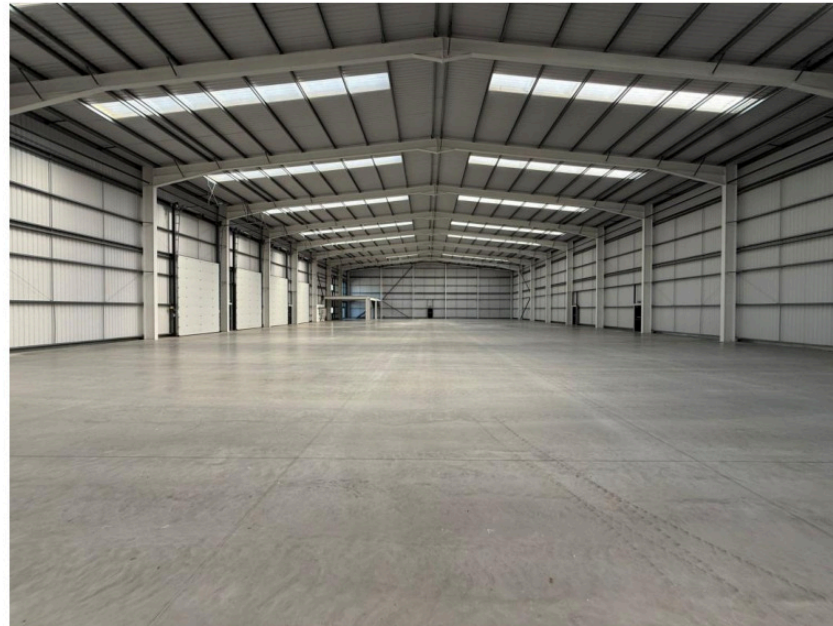
An additional yard of circa 0.3 acres of which will comprise of hardstanding can be provided if required.

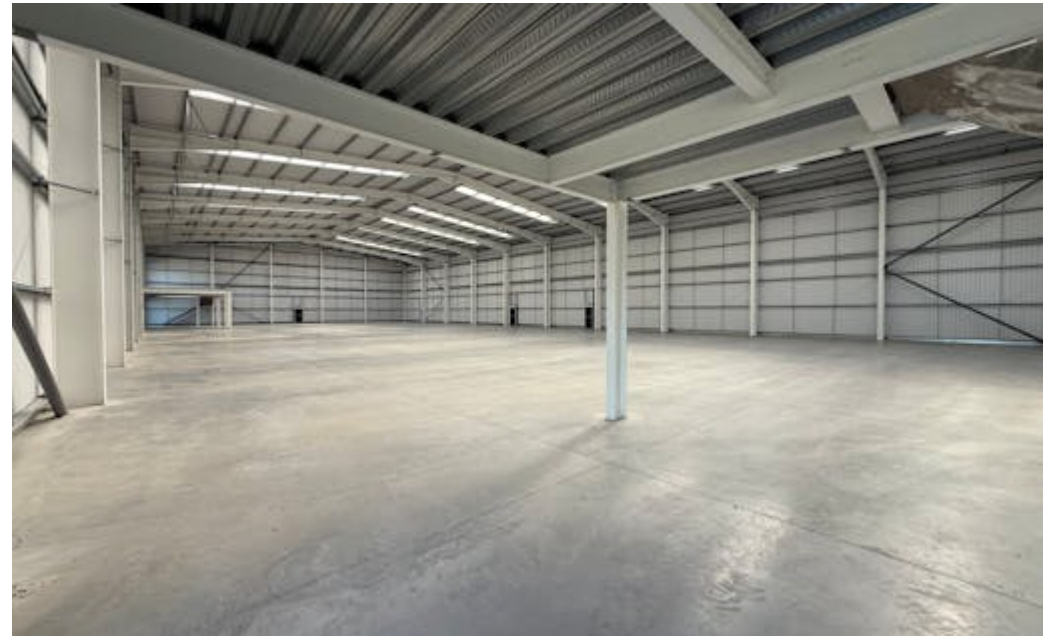
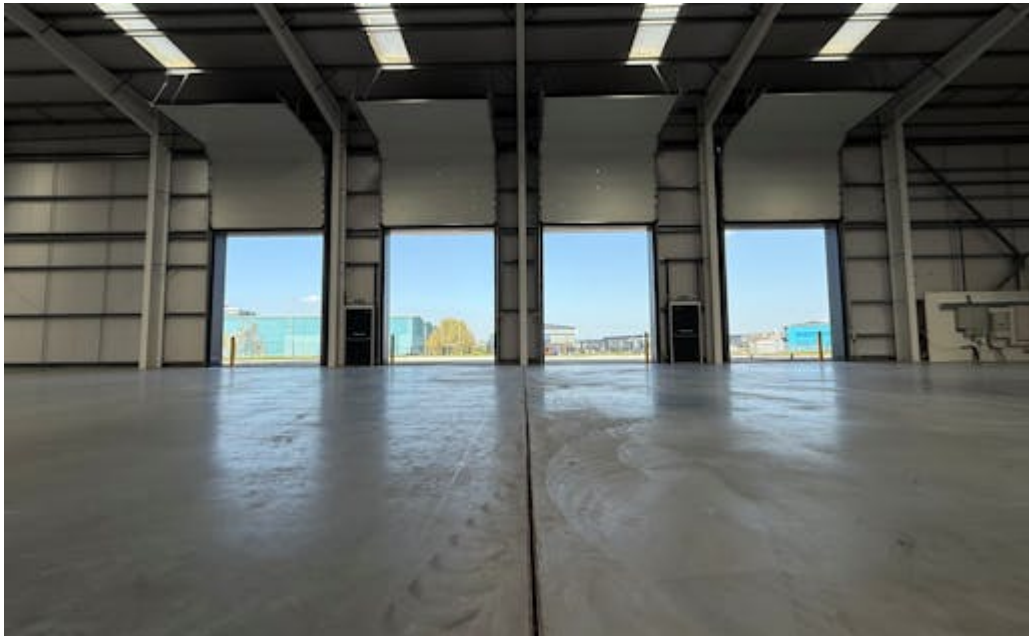
Location

The unit is situated at Cheshire Green Industrial Estate, Wardle which is an established employment park located in close proximity to Crewe and Jct 16 of the M6 motorway. The estate comprises established occupiers across various industrial sectors including manufacturing, storage and logistics.









Accommodation

The accommodation has been measured in accordance with RICS code of measuring practice and comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	23,994	2,229.12
Ground - Undercroft	1,201	111.58
Ground - Additional undercroft	963	89.47
Mezzanine - One	1,201	111.58
Mezzanine - Two	963	89.47
Total	28,322	2,631.22

Terms

The unit is available to purchase long lease-hold or by way of a new full repairing and insuring lease.

Quoting rent of £240,000 per annum reflecting £8.50psf assuming a standard specification office/ welfare fit out.

Service Charge

There is a service charge is payable to contribute to the wider industrial estate, further details will be provided by the agent.

Viewing/ further information

Further information is available as well as arrangement for viewings, which will be strictly by arrangement through the agents.

EPC

A

Legal Costs

Each party to bear their own costs

VAT

All prices, premium and rents are quoted exclusive of VAT and VAT will be charged at the prevailing rate.

Planning

Employment Development Comprising Light Industry, General Industrial and Storage and Distribution Uses (B1(C)/B2/B8 Use Classes)

Availability

Available Immediately

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

Spitfire Property Agency



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