

Units 1-4 Trackside Millbuck Way, Ettiley Heath

Sandbach, CW11 3HT



SPITFIRE
PROPERTY AGENCY



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FOR SALE

5,354 sq ft (497.40 sq m)





Summary

- Detached and self contained
- Dedicated yard
- 3 level access roller shutter doors
- Extensive office and welfare fit out to the front elevation
- 4 Metre Eaves
- Well located on an established estate

Description

The unit comprises the following features:-

- Steel portal frame construction with a mix of brick and steel clad elevations under a steel sheet clad roof
- Translucent panels
- Three roller shutter doors
- Kitchen and welfare facilities to the front elevation
- Dedicated meeting rooms and offices
- Additional welfare block to the rear elevation
- Mezzanine/ additional storage
- 4 metres eaves
- Self contained yard with perimeter fencing and security gate

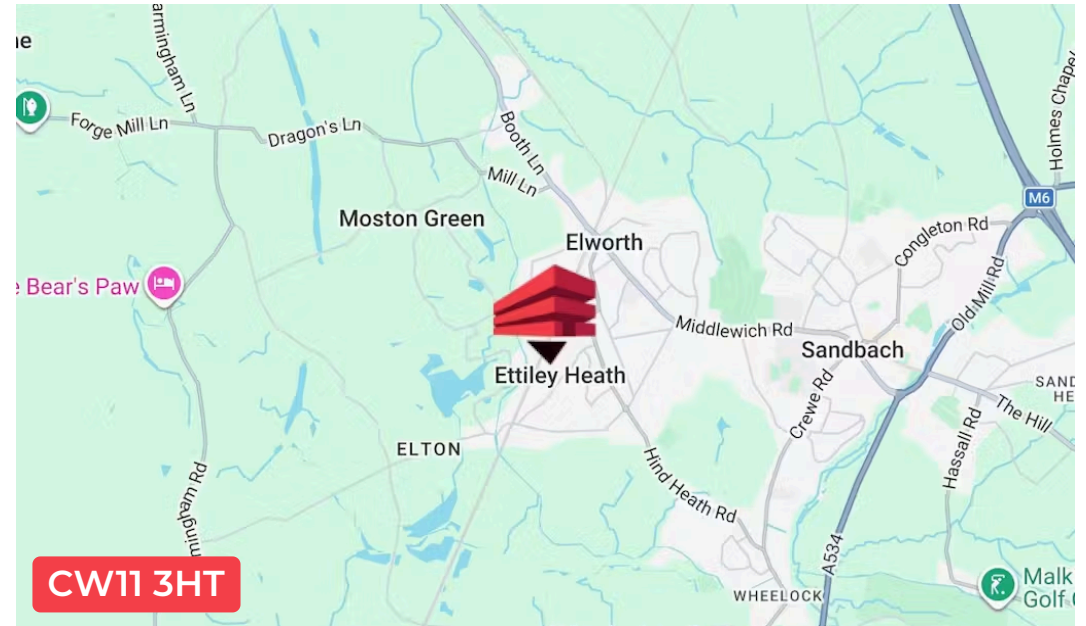
Location

The property is situated on Millbuck Way, an established commercial area in the Cheshire market town of Sandbach.

Sandbach benefits from excellent transport links, lying just 1.5 miles from Junction 17 of the M6 motorway, providing swift access to the wider North West region and beyond.

Nearby towns include Crewe (approximately 6 miles to the south), and Middlewich (5 miles to the north), both of which offer additional business and employment hubs.

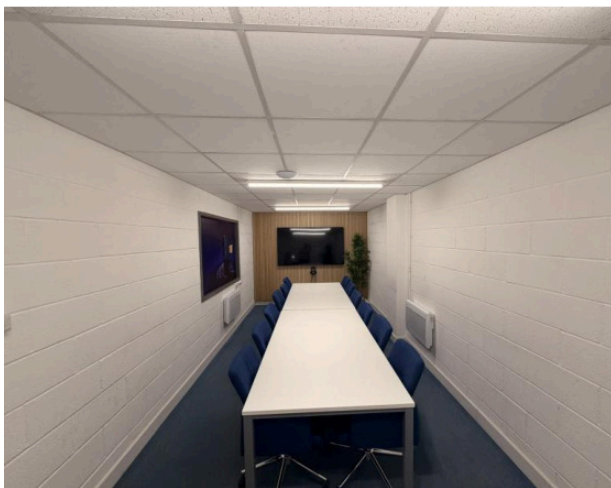
The location is well-served by public transport, with Sandbach Railway Station around 1.5 miles from the property, providing regular services to Manchester and





- Smoke/Heat Detectors
- Fire Call Point
- Sited Extinguishers
- First Aid Facilities
- Waste Area
- Fire Resistant Cabinet

- / Fire Door
- Shutter Door







Accommodation

The accommodation has been measured in accordance with RICS code of measuring practise 6th edition and comprises the following areas:

Name	sq ft	sq m
Ground	4,987	463.31
1st	367	34.10
Total	5,354	497.41

Terms

The unit is held freehold and is available for sale.

We are instructed to invite offers in excess of £670,000.

Plans and Photographs

All plans and photographs are for reference rather than fact and were correct at the time of preparation.

VAT

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

Possession

The property is owner occupied and the occupier is due to relocate to a new facility by the end October 2026. The sale will be subject to vacant possession and therefore completion will take place once the owner has vacated the premises.

EPC

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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.

Viewing and further information

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

Business Rates

Rateable Value: £33,750

Rates Payable: £18,731.25 per annum

Legal Costs

Each party to bear their own costs

Spitfire Property Agency



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