

RORY MACK

ASSOCIATES

TO LET:

£8,000 PA

Unit 2a at Station Yard

Station Road, Sandbach,
Cheshire, CW11 3JG



- A first floor former beauticians with total NIA of 1,021 sq. ft.
- Onsite parking available
- Prominent location on established Industrial estate
- Available for immediate occupation on flexible terms
- Shared WC and kitchen access

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A well presented first floor office premises available for immediate occupation, forming part of a large complex of mixed-used units. Most recently used as a beauty salon the unit can be used for a number of commercial purposes such as hair and beauty, medical, office and financial. There is allocated car parking available onsite.

LOCATION

The property has extensive frontage to Station Road (B5079) and forms part of an established industrial estate approx. 2 miles to the west of Sandbach town centre. The property has excellent road connections and is within 50 yards of the A533 (Middlewich Road). Junction 17 of the M6 is approx 3 ½ miles. Sandbach train station is next door. The Millvale Industrial Estate is a very popular business location and is home to a large number of businesses. Station Yard has always proved popular as the individual units offer a variety of sized units that are in short supply locally.

ACCOMMODATION

First Floor:

Office 1 : 871 sq. ft.

Office 2 : 150 sq. ft.

WC: --

Total NIA : 1,021 sq. ft.

Please note, office 1 has been partitioned off to create smaller rooms but could easily be brought back to a single open plan office.

SERVICES

All mains services are connected to the offices. The office comes complete with gas central heating, metered separately with electric. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

EPC

Band C (71)

BUSINESS RATES

Rateable Value: £4,450

Rates Payable: £2,220.55pa (2021/2022)

Please note, if you qualify for Small Business Rates Relief, you will be entitled to a 100% exemption

TENURE

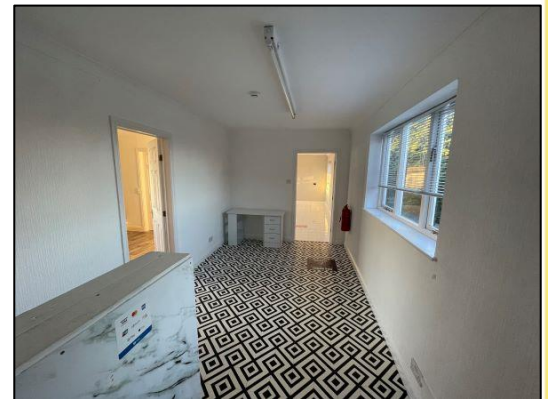
Available on a new Internal Repairing and Insuring Lease by way of service charge for a term of years to be agreed.

VIEWINGS

Viewings must be accompanied and made by prior appointment.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g., photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

Rory Mack Associates

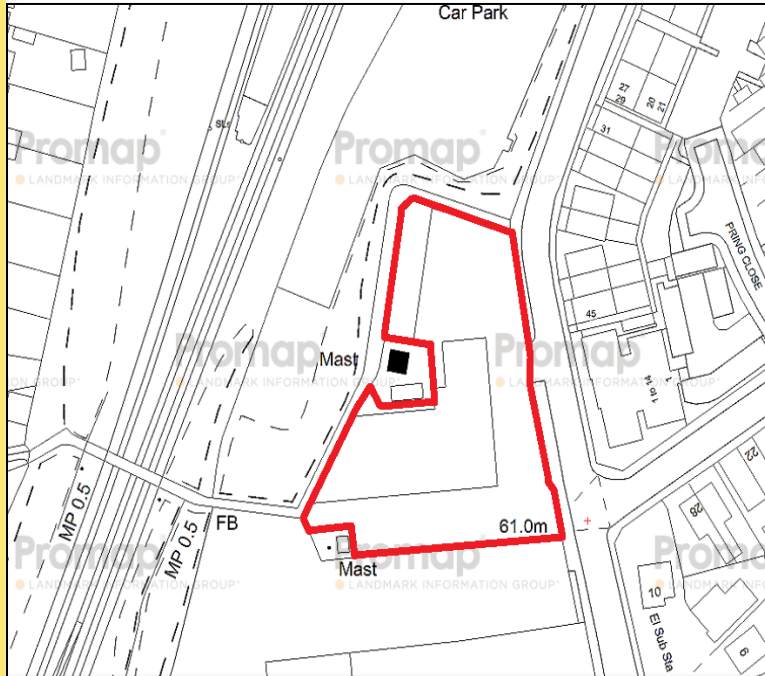
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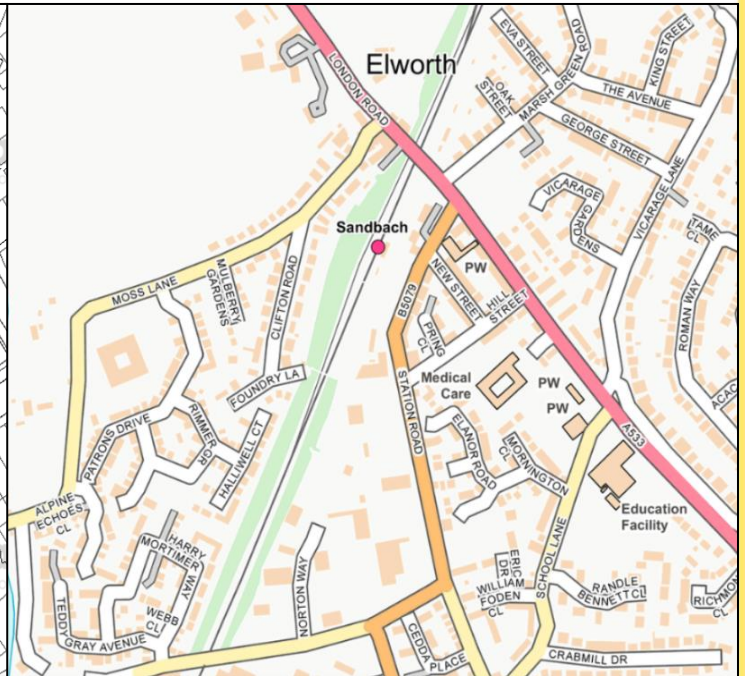
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ORDNANCE MAP



STREET MAP



TOWN MAP



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