

TO LET

INDUSTRIAL / WAREHOUSE UNIT

UNIT H & J SPRINGVALE COURT, MOSTON ROAD, SANDBACH, CW11 3HL



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LOCATION

The property is located on Springvale Court, off Moston Road in Sandbach with Moston Road being accessed via Salt Line Way (B5079). Junction 17 of the M6 Motorway is approximately 3 miles distant with the High Street being 2 miles to the East. Springvale Court forms part of a larger industrial estate which is accessed off Millbuck Way with a range of occupiers such as Dynasurf UK, Elite Services Group (NW) and Bodypower Strength and Fitness.

Sandbach Railway Station and Crewe Railway Station are approximately 0.7 and 5.4 miles distant respectively.

DESCRIPTION

The property comprises a modern end of terrace unit of steel portal frame construction with a combination of masonry and profile clad elevations beneath a steel profile clad roof surface, incorporating skylights. Loading is via the front elevation via two powered roller shutter doors into the unit which benefits from the following:

- 6.7m to the eaves
- 3.75m to the underside of the mezzanine
- Electric roller shutters (Height 3m – Width 4m)
- Office, WC and Kitchenette
- 3 phase electric supply
- LED lighting to warehouse
- One ton Crane (Not Tested)

Please note that vehicle related uses will not be considered.

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ACCOMMODATION	SQ M	SQ FT
Gross Internal Area	292.74	3,151

TENURE

Available on a new full repairing and insuring lease for a term to be agreed, with a provision for a service charge.

RENT

£26,000 per annum.

EPC

Pending.

RATING ASSESSMENT

The Rateable Value listed in the April 2023 list is £14,500. We recommend further enquiries are directed to the Local Rating Authority (Cheshire East Council).

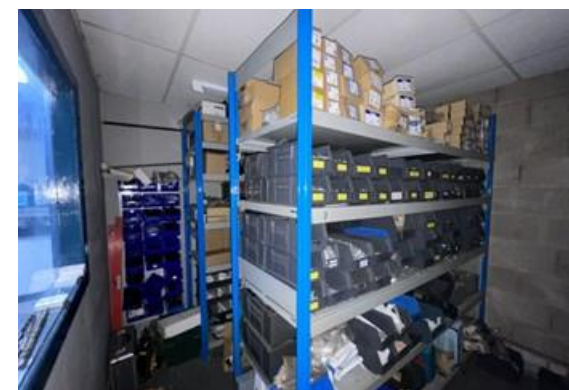
PLANNING

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

SERVICES

Mains electric, gas, water and drainage are believed to be connected to the property.

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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VAT

Not applicable.

LEGAL COSTS

Each party is responsible for their own legal and professional costs.

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.

CONTACT

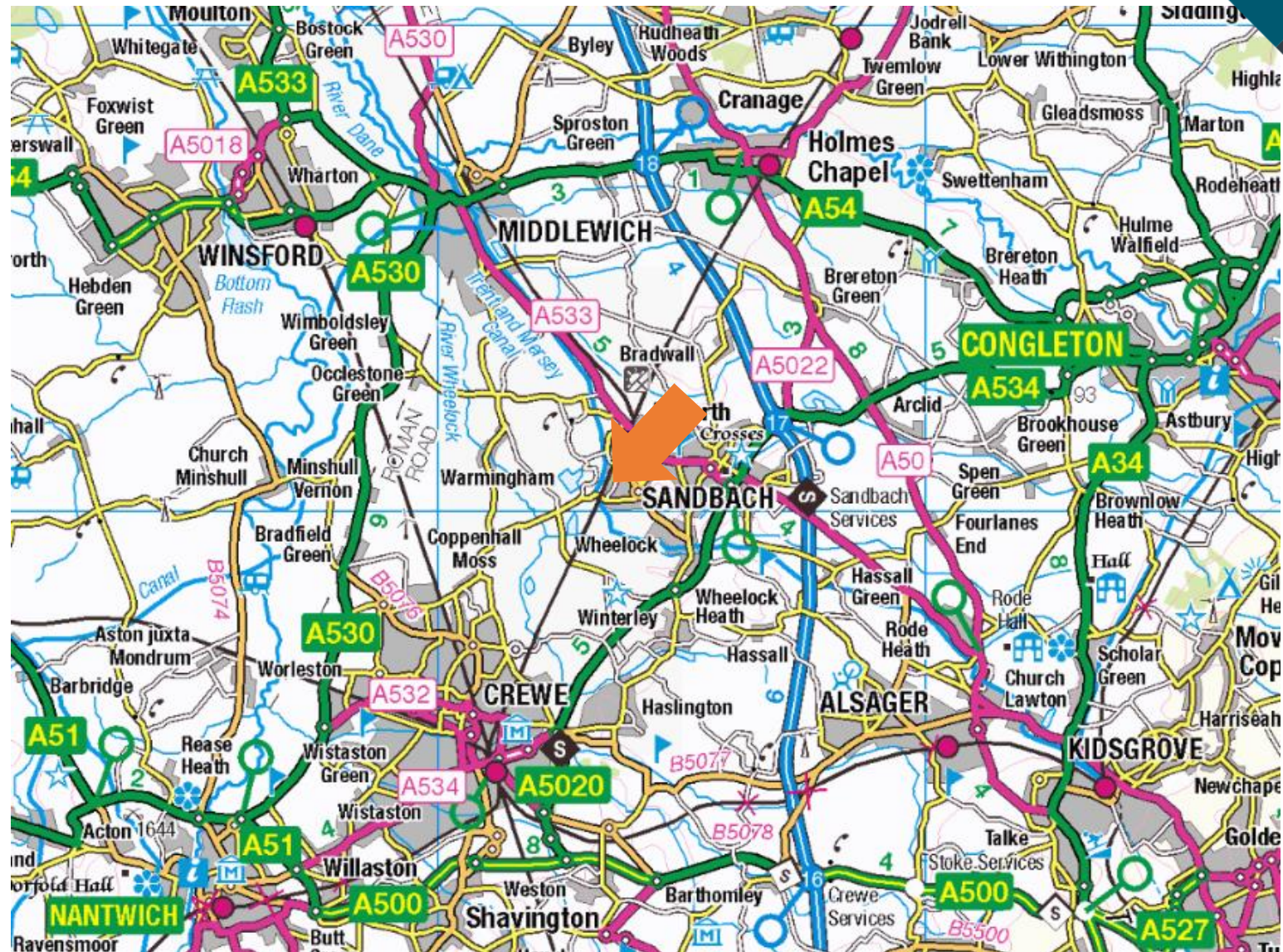
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