

RORY MACK

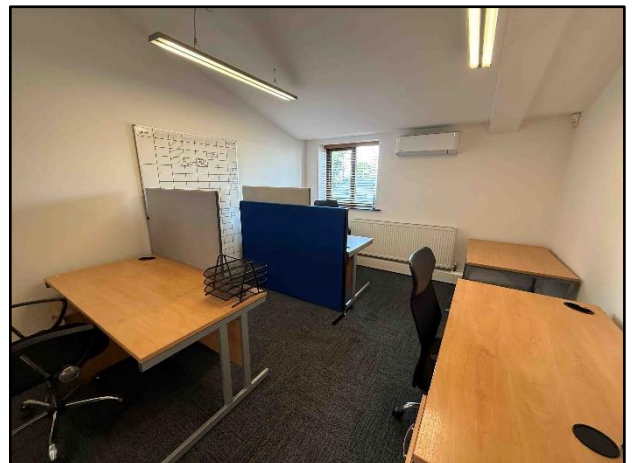
ASSOCIATES



**UNIT 5, WHELOCK HEATH BUSINESS
COURT, ALSAGER ROAD, SANDBACH,
CHESHIRE, CW11 4RQ**

**TO LET
£11,500 PAX**

- Traditional office barn conversion development with onsite car parking
- Beautiful rural location overlooking open countryside
- Within 3 miles of Sandbach town centre
- Total NIA 889 sq. ft.
- EPC: 40 (Band B)



UNIT 5 WHELOCK HEATH BUSINESS COURT, ALSAGER ROAD, SANDBACH, CHESHIRE, CW11 4RQ

GENERAL DESCRIPTION

A traditional office barn conversion development with on-site parking. Wheelock Heath Business Centre comprises a period two storey brick and slate tile covered former agricultural barn. The property has retained many of its original features and maximises on natural light with far-reaching views over the countryside. The office space has a reception entrance, board room, managers office and open plan office to the rear together with male and female toilets with a shower cubicle in the ladies. Fully carpeted and benefiting from air conditioning in each office, double glazed windows, gas central heating and suspended ceilings, plus 4 car parking spaces.

LOCATION

The property is conveniently located immediately off Alsager Road and is approximately ½ mile from Crewe Road, which links the A534 with direct access to Sandbach (approx. 3 miles from the property).

ACCOMMODATION

Reception:	165 sq ft
Kitchen:	44 sq ft
Board room:	171 sq ft
Office:	171 sq ft
Main office:	338 sq ft
WC:	- sq ft
NIA	889 sq ft

4 Car Parking Spaces

VAT

The rent is subject to VAT.

SERVICES

Mains water, drainage, gas and electricity are connected. Please note that no services have been tested by the agents. 150gb internet is available at a cost of £70pcm to be paid direct with the landlord.

EPC

EPC Rating: 40 (Band B)

BUSINESS RATES

Rateable Value:	£10,750
Rates Payable:	£5,364.25 pa (24/25)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

TENURE

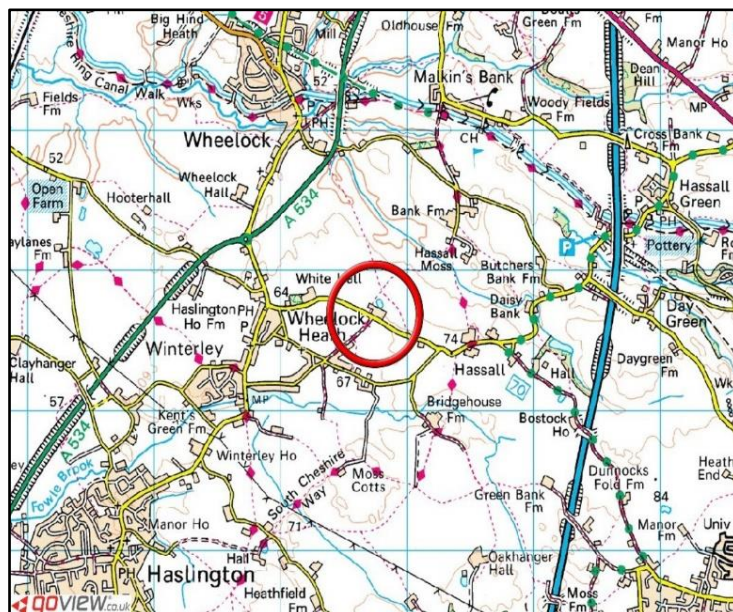
Available by way of an Full Repairing and Insuring lease (by way of service charge - approx. £1,640 + VAT pa) for a minimum of 5 years and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

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.



**UNIT 5 WHEELOCK HEATH BUSINESS COURT, ALSAGER ROAD, SANDBACH,
CHESHIRE, CW11 4RQ**



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements