

RORY MACK

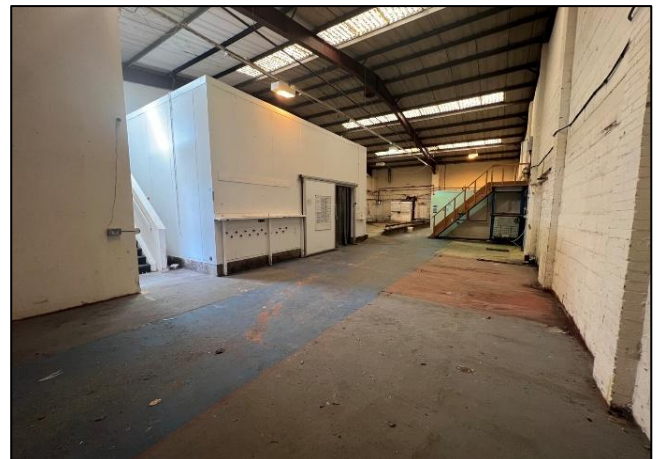
ASSOCIATES



**UNIT 7, LONGRIDGE TRADING
ESTATE, KNUTSFORD,
CHESHIRE, WA16 8PR**

**FOR SALE
£295,000**

- Mid-terraced industrial unit extending to 3,527 sq ft (GIA)
- Portal framed unit with 19 feet to eaves rising to 27 feet at the apex
- Forming part of a popular gated industrial estate
- 2 miles from Knutsford & 4.3 miles from junction 19 of the M6
- EPC – 107 (E)



UNIT 7, LONGRIDGE TRADING ESTATE

KNUTSFORD, CHESHIRE,

WA16 8PR

GENERAL DESCRIPTION

A mid-terraced industrial unit of portal frame design with brick elevations and a cement asbestos pitched roof with approx. 15% skylight coverage. The unit has roller shutter access to the front and an integral office with a further office above. The unit has a minimum eaves height of 19 feet rising to an apex height of 27 feet. Externally there is an area of land finished in tarmac and concrete hardstanding providing onsite parking and loading areas. The unit forms part of a terrace of five similar sized units and forms part of a popular industrial estate with gated access to the main entrance which significantly enhances security on site.

LOCATION

The unit forms part of Longridge Trading Estate which is positioned approx. 2 miles to the north-east of Knutsford town centre and is with ¼ of a mile of the larger Parkgate Industrial Estate to the north. Knutsford is a popular market town in the Cheshire East district and is located 14 miles south-west of Manchester, 9 miles north-west of Macclesfield and 12 miles south-east of Warrington. The property has excellent road connections to the surrounding towns and is only 4.3 miles from Junction 19 of the M6.

ACCOMMODATION

Internal depth: 88'9"

Internal width: 39'9"

GIA: 3,527 sq ft (327.7 sq m)

PLANNING

The unit, along with those adjacent, has been used for General Industrial purposes (B2) and can also be used for warehousing (B8).

SERVICES

All mains services are available including a 3-phase electricity supply. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £25,250

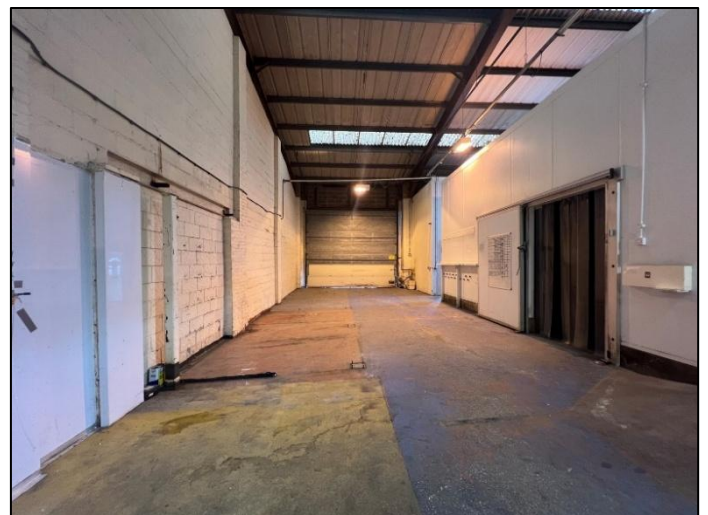
Rates Payable: £12,120 pa (26/27)

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

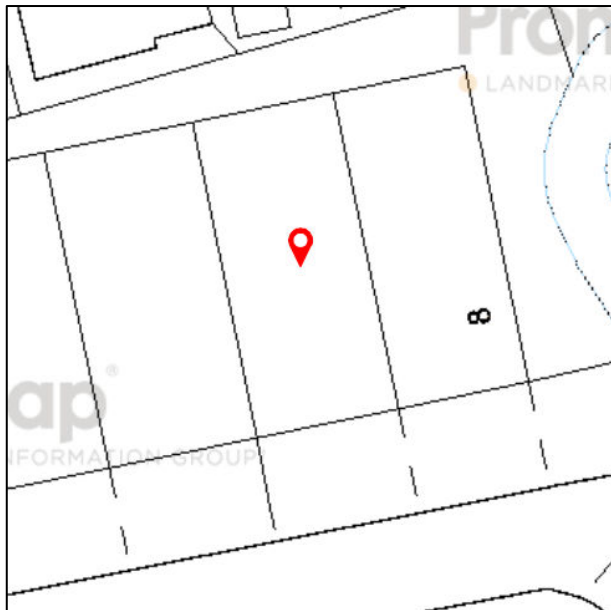
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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KNUTSFORD, CHESHIRE,

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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