RORY MACK

ASSOCIATES

MEZZANINE AT STATION YARD, STATION ROAD, SANDBACH CW11 3JG

TO LET: £2,000 PAX

- Storage facility 1,093 sq. ft.
- Onsite parking available
- Prominent location on established Industrial estate
- Available for immediate occupation on flexible terms

MEZZANINE AT STATION YARD

STATION ROAD, SANDBACH

CW11 3JG

GENERAL DESCRIPTION

A storage facility located on the first floor of the building available to let on flexible terms. Available for immediate occupation. The tenant will have access to shared toilets and kitchen within the main building. The storage facility has some restricted headroom and thus can only be used as storage

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 1/2 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.

SERVICES

All mains services are connected to the offices. Please note that no services have been tested by the agents.

VAT

The rent price is not subject to VAT.

TENURE

Available on a new Full Repairing and Insuring Lease by way of service charge for a term of years to be agreed. The service charge payable is £1 per sq. ft. which will be subject to average electricity consumption.

BUSINESS RATES

Mezzanine Storage:
Rateable Value: £2,850
Rates Payable: £1,422.15pa (2023/2024)
*Please note, if you qualify for Small Business Rates Relief, you will be entitled to a 100% exemption.

ACCOMMODATION

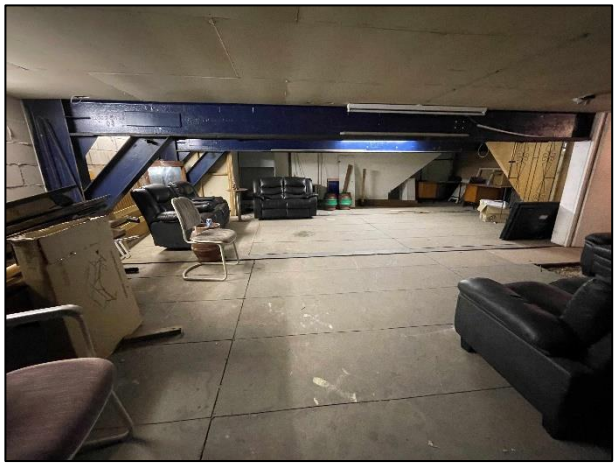
1,093 sq. ft. = £2,000 pa

EPC

Band E – Asset Rating 105.

ANTI MONEY LAUNDERING REGULATIONS

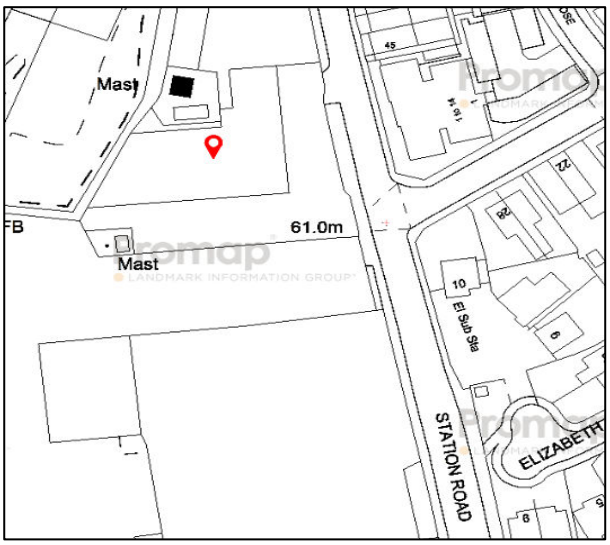
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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

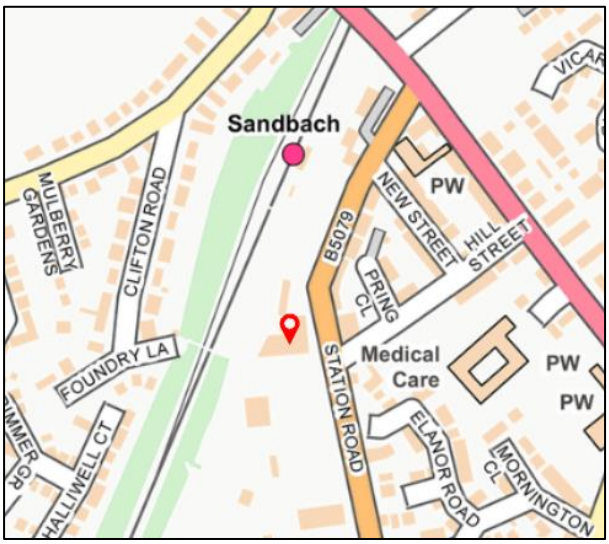


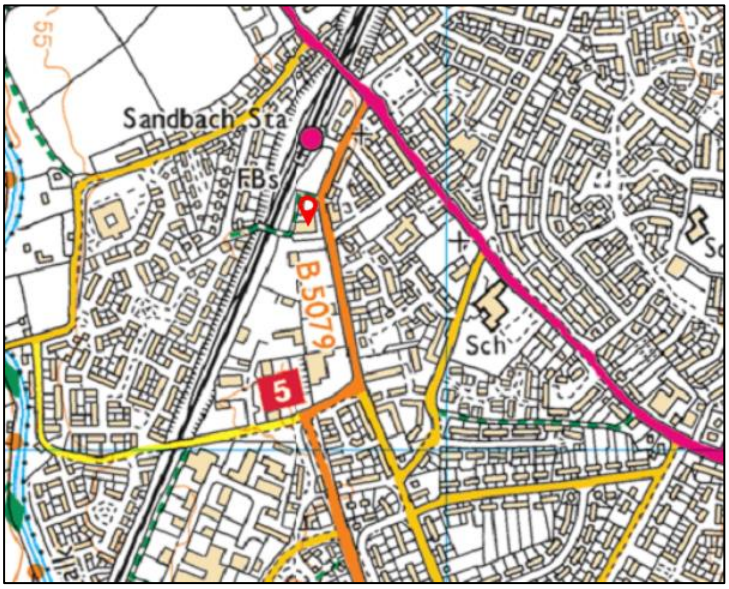
MEZZANINE AT STATION YARD

STATION ROAD, SANDBACH

CW11 3JG







OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk