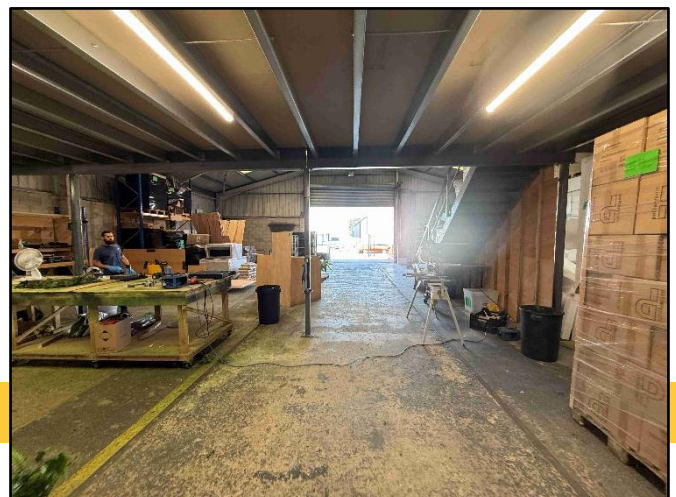
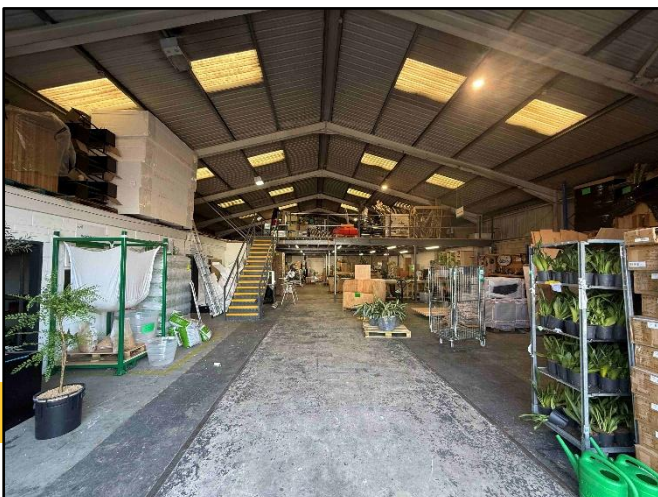




**UNIT 6 MILLBUCK WAY,
SPRINGVALE IND EST, SANDBACH, CHESHIRE, CW11 3HL** **TO LET
£55,000 PAX**

- Modern industrial unit with secure yard
- Total GIA: 4,970 sq ft
- Steel portal framed unit with 14'6" to eaves rising to 20'6" at apex
- Popular location with excellent transport connections via M6
- EPC – Band D (100)



UNIT 6 MILLBUCK WAY

SPRINGVALE IND EST

SANDBACH, CW11 3HL

GENERAL DESCRIPTION

A modern steel portal framed industrial unit of part masonry and part insulated profile clad elevations and insulated profile clad roof. The unit was built in 1999 and offers modern workshop/warehouse space with some integral office space and mezzanine to the rear. The property has a minimum eaves height of 14'6" and also benefits from an electric roller shutter to the front, 3 phase electricity, new hardwired fire alarm and LED lighting. Internally the unit briefly comprises a large open plan warehouse with a number of office/storage rooms off. The mezzanine structure belongs to the current tenant but is available to purchase by way of separate agreement. To the front of the unit is an area of concrete hardstanding providing a secure yard/car parking area with a gated and fenced perimeter to the main road.

LOCATION

The property forms part of Springvale Industrial Estate, approx. 1 ½ miles to the north of Sandbach town centre and has a frontage onto Millbuck Way. The industrial estate is ideally located around 2 miles from junction 17 of the M6 motorway providing excellent logistical access to Birmingham and Manchester.

SERVICES

We understand that mains water, drainage and electricity is available. 3 phase electricity is available. No services have been tested by the agents.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable Value: £30,000
Rates Payable: £12,960 pa (26/27)

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

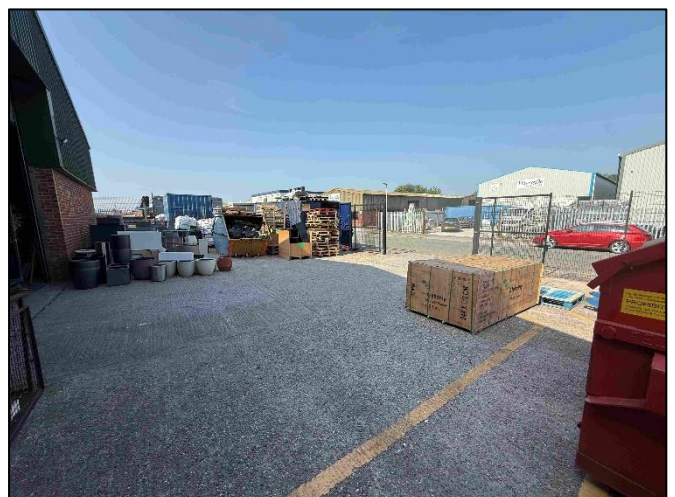
ACCOMMODATION

Internal Depth: 89'9
Internal Width: 55'3
Total GIA: 4,970 sq ft

The site does include some office/storage sections which can be left or removed by the new tenant. There is also a WC and shower room located at the front of the building.

ANTI MONEY LAUNDERING REGULATIONS

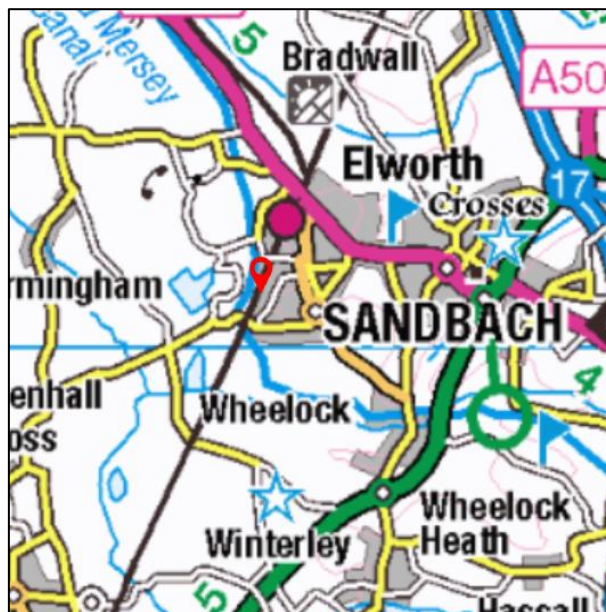
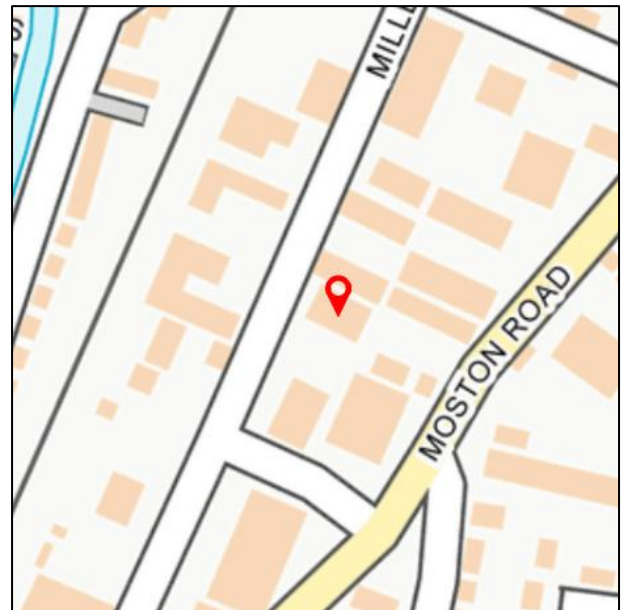
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



UNIT 6 MILLBUCK WAY

SPRINGVALE IND EST

SANDBACH, CW11 3HL



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