

HOLLY HOUSE
37 MARSH PARADE
NEWCASTLE UNDER LYME
STAFFORDSHIRE
ST5 1BT

TEL: 01782 715725
FAX: 01782 715726

EMAIL: ENQUIRIES@RORYMACK.CO.UK
WEB: WWW.RORYMACK.CO.UK



TO LET

£19,500 PAX

UNIT 6 MILLBUCK WAY

SPRINGVALE IND EST, SANDBACH, CW11 3HL



MODERN INDUSTRIAL WAREHOUSE UNIT WITH SECURE YARD 4,970 SQ FT (GIA)



All prices and rentals quoted are exclusive of VAT (if applicable) Misrepresentation Act 1967

Rory Mack Associates for itself and for the vendors or lessors of this property whose agents it is given notice that: (I) the particulars set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty in relation to this property.

GENERAL DESCRIPTION

A modern portal framed industrial unit with 14'6 minimum eaves height with brick and block and insulated profile sheet clad to elevations and insulated profile clad roof. Built in 1999 and only having been used for light industrial/warehouse operations. To the front of the unit is an enclosed yard made up of concrete hard-standing providing onsite parking and a loading bay. Access to the unit is via a large electrically powered roller shutter door.

LOCATION

As referenced on the attached plan the property is located within the Springvale Industrial Estate and Millbuck Way. Springvale Industrial Estate is approximately 1.5 miles to the west of Sandbach town centre. Junction 17 of the M6 is approximately 2 miles with access to other major conurbations such as Stoke, Crewe and Congelton.

ACCOMMODATION

Internal Depth: 89'9"
Internal Width: 4,970 sq ft (GIA)

There is an area (12'9" x 40'0") enclosed with block work which can be used to accommodate a small office area with kitchen and WC if required. This area can be adopted to suit the requirements of the tenants at the landlord's expense.

OUTSIDE

Secure yard fronting the unit made up of concrete hard-standing enclosing an area of 225 sq yards.

SERVICES

We have been advised that all mains services have been connected to the property although no services have been tested by the agents.

OUTGOINGS

We have been verbally advised the following
Rateable Value £18,000
Rates Payable £7,992 per annum (07/08)

TENURE

The property is available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed subject to rent reviews every three years and with the incoming tenant being responsible for landlord's reasonable legal fess.

VIEWING

Strictly by appointment through agents:
Rory Mack Associates
Tel: 01782 715725
Fax: 01782 715726
Email: enquiries@rorymack.co.uk
Website: www.rorymack.co.uk