

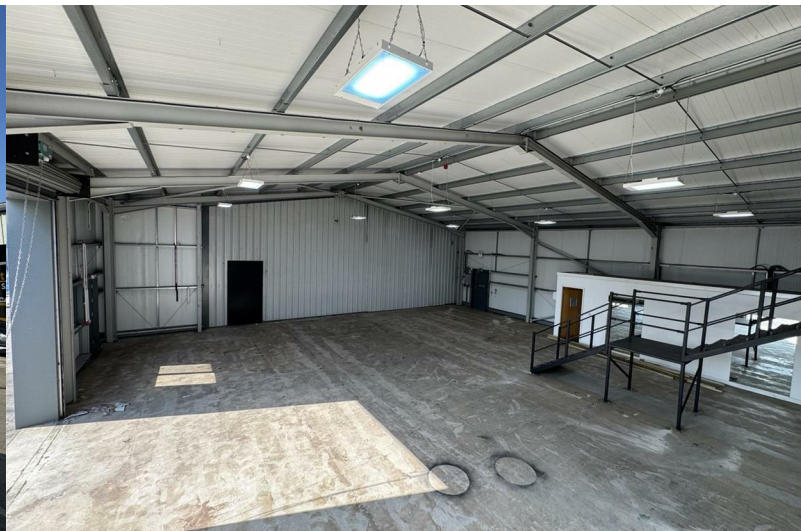
**1 MONTH
RENT FREE**



Units 4 and 5 Sandy Lane
Ettiley Heath, Sandbach, CW11 3NG

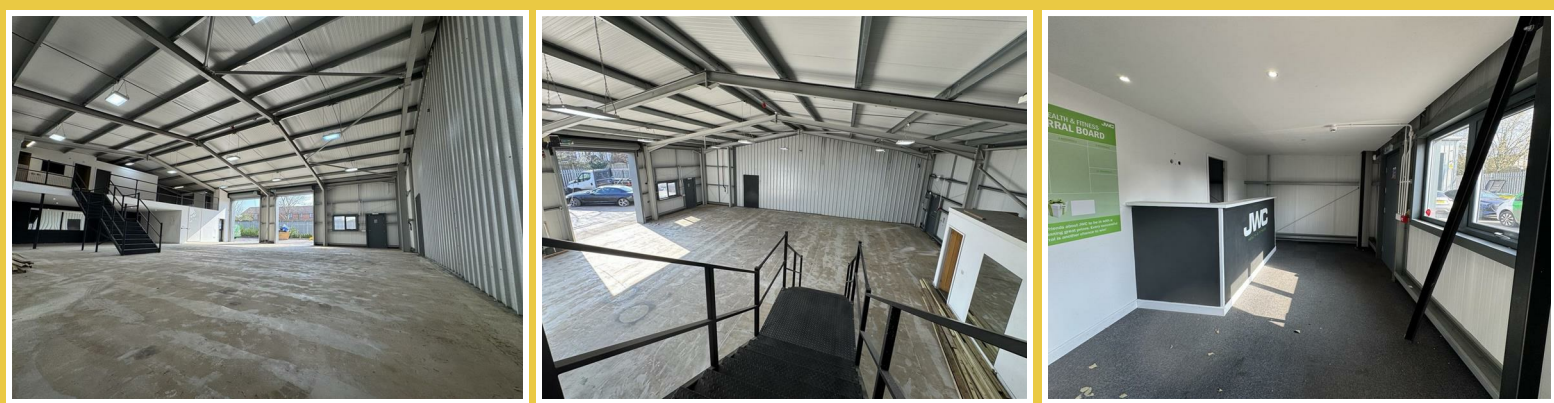
£28,000 Per Annum

3778.00 sq ft



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Ettiley Heath, Sandbach, CW11 3NG



Description

Modern industrial warehouse unit of steel frame construction with profile steel cladding and having the benefit of two roller shutter doors, allocated parking, LED lighting and high quality internal fittings to include a reception area, mezzanine store, shower room and kitchenette.

- Eaves Height of 3.88 Meters
- Office Accommodation
- 6 Allocated Car Parking Spaces
- WC's
- Kitchenette
- 24/7 Access
- LED Warehouse Lighting

Location

The property is situated just off Moston Road in Sandbach. The M6 Motorway is approximately 3 miles distant with Sandbach Town Centre being located approximately 2 miles to the East. Sandbach Railway Station and Crewe Railway Station are approximately 0.7 and 5.4 miles distance.

Accommodation

Ground Floor GIA: 3,094 Sq ft (287.43 Sq m)

Mezzanine: 684 Sq ft (63.54 Sq m)

TOTAL FLOOR AREA: 3,778 Sq ft (350.98 Sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2024/25 is £16,750. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is C (75)

VAT

VAT is applicable and will be charged.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

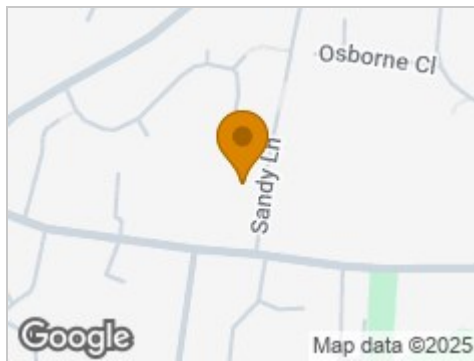
Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



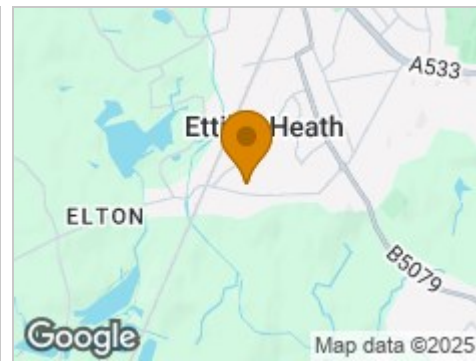
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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