butters john bee bjb
commercial

# Unit 3A Millbuck Way

Sandbach, CW11 3HT

**5521.00 sq ft**

RICS Regulated by RICS

## Offers In The Region Of £595,000

# Unit 3A Millbuck Way, Ettiley Heath, Sandbach Cheshire CW11 3HT

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### Description

A well maintained modern two storey mixed use property with offices to the front and warehouse to the rear. The property benefits from two boardrooms, kitchen / breakout room and individual offices on the ground floor, with spacious open plan offices to the first floor. The warehouse benefits from 3m high roller shutter door to the side and first floor mezzanine. Outside there is a carpark to the front and yard area to the side all within security fencing.

### Location

Millbuck Way is a short commercial/industrial road located on the southern side of Sandbach, within the established Springvale Industrial Estate area in Ettiley Heath. It is accessed from Moston Road and is approx 2.5 miles from Junction 17 of the M6 motorway, making it a well-connected business location.

Primarily an industrial and commercial estate, with a range of warehouse, manufacturing, distribution, and trade businesses and benefitting from good transport links to Crewe, Stoke-on-Trent and Manchester via the M6 motorway.

Ettiley Heath is a residential village and suburb on the western side of Sandbach, forming one of the four settlements within the Sandbach civil parish. It combines established housing, local community facilities, green spaces, and convenient access to the town centre, railway station, and M6 motorway.

### Accommodation

Ground Floor
Reception area : 75 sq ft (6.95 sq m)
Boardroom : 145 sq ft (13.5 sq m)
Kitchen / Breakroom : 418 sq ft (38.86 sq m)
Office : 43 sq ft (4.01 sq m)
Office : 43 sq ft (4.03 sq m)
Boardroom : 242 sq ft (22.47 sq m)
Store room : 53 sq ft (4.91 sq m)
Office : 95 sq ft (8.78 sq m)
3 x w.c.
Warehouse : 2,313 sq ft (214.9 sq m)

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First Floor
Open plan offices : 927 sq ft (86.14 sq m)
Office : 88 sq ft (8.21 sq m)
Mezzanine : 1,079 sq ft (100.25 sq m)

Total 5,521 sq ft (513.01 sq m)

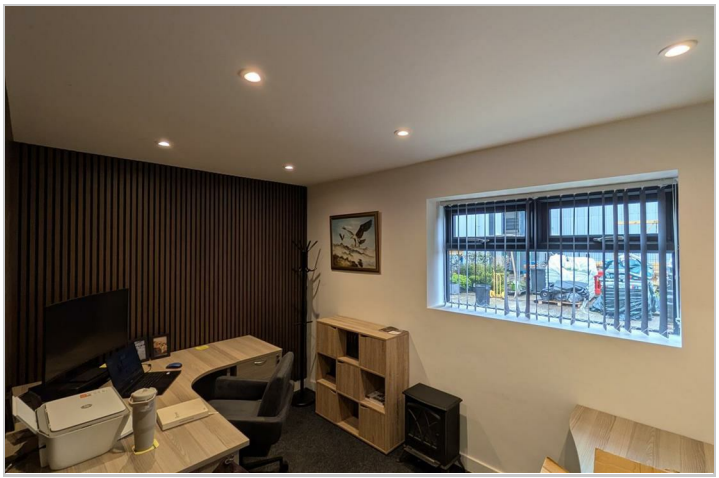
## Services
All mains services are available subject to any reconnection which may be necessary.

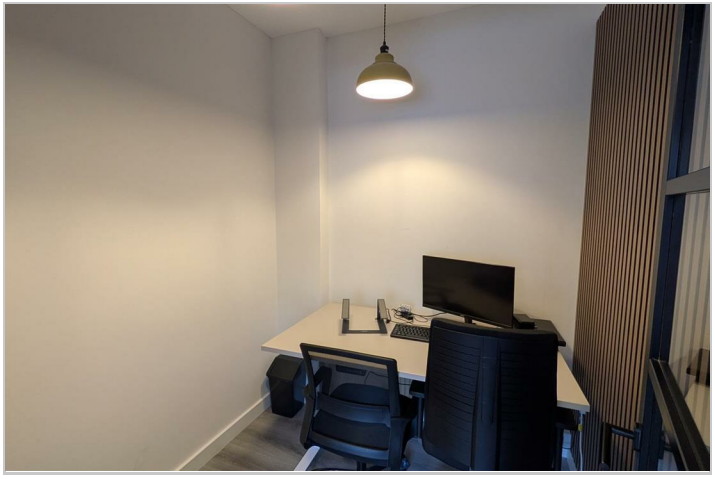
## Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating
The VOA website advises the rateable value from the 1st April 2026 is TBC. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% 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 - Freehold
Freehold with vacant possession.





## Road Map

## Hybrid Map

## Terrain Map

## EPC

Energy Performance Certificate number and rating is 76 D

## VAT

VAT is to be confirmed.
Please enquire with the agent if vat is applicable or not on this premises.

## 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.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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