



Unit 8 The Counting House, Sandy Lane  
Ettiley Heath, Sandbach, CW11 3NG

1166.00 sq ft



£12,000 Per Annum



# Unit 8 The Counting House Sandy Lane

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## Description

Modern industrial warehouse unit of steel frame construction with profile steel cladding and having roller shutter door access, allocated parking, LED lighting and high quality internal fittings situated within a secure site with CCTV. The property benefits from having high spec internal offices with underfloor heating served by an efficient air source heat pump.

- Eaves Height of 3.88 Meters
- 3 Phase Electric
- 3 Allocated Car Parking Spaces
- Electric car charge point
- WC
- 24/7 Access
- LED Warehouse and Office 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

GIA: 1,166 Sq ft (108.32 Sq m)

Includes Warehouse, Offices and WC

Please note the above floor area does not include a store (with limited access), located immediately above the offices. This provides a further 447 Sq ft (41.53 Sq m) of space. This area is not suitable for regular access or alternative uses.

## 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

\*\*\* Believed to be SMALL BUSINESS RATES APPLICABLE \*\*\*

The VOA website advises the rateable value for 2025/26 is TO BE RE-ASSESSED. The standard non-domestic business rates multiplier is 55.5p. 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.

## Management Fee

We have been advised there is an annual management fee of £550 per year. This includes basic water usage, buildings insurance, site upkeep and maintenance.

## 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

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commercial

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