

**2 MONTHS  
RENT FREE**



**Unit 5 The Counting House,**  
Ettiley Heath, Sandbach, CW11 3NG

£15,000 Per Annum



**1550.00 sq ft**



## 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.

- Eaves Height of 3.88 Meters
- 3 Phase Electric
- 3 Allocated Car Parking Spaces
- WC's
- 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

GIA: 1,550 Sq ft (144.00 Sq m)

Open plan warehouse with WC

## 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.s.

## 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.

## Service Charge

We have been advised there is a service charge which is £350 per year. This includes basic water usage, buildings insurance, site upkeep and maintenance.

