



Unit C, Marlborough Close, Knutsford WA16 8XN

TO LET

Industrial Unit with Offices

**5,309 Sq Ft
(493 Sq M)**

Unit C, Marlborough Close, Knutsford WA16 8XN

DESCRIPTION

The property comprises a single storey brick built warehouse facility with internal ground and first floor offices.

Loading is by a single electric roller shutter loading door fronting the unit.

There is allocated parking for c.10 cars.

The property is finished to a good quality specification including:

- ✓ 6.3 m eaves height
- ✓ Ground and first floor air conditioned offices
- ✓ Kitchenette
- ✓ Loading doors - 4.48m High X 4.43m wide
- ✓ 3 Phase Electric



LOCATION

Unit C Marlborough Close is located on the established Parkgate Industrial Estate and is accessed via Haig Road. Convenient access to Junction 19 of the M6 motorway, approximately 4 miles away.

Regional access has been further improved by the A556 Bypass.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	3,752	349
Ground Floor Office	868	81
First Floor Office	689	64
Total	5,309	493

VAT

All prices, premiums and rents, etc are quoted exclusive of rates, service charge, VAT and all other outgoings.

LEGAL COSTS

Subject to Contract

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed SUBJECT TO CONTRACT.

EPC The property is rated C-74, an EPC report is available upon request.



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Regulated by RICS 07-Feb-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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