



Unit B, Marlborough Close, Knutsford WA16 8XN

**TO LET**

Industrial Unit with Offices

**4,047 Sq Ft  
(375.97 Sq M)**

# Unit B, Marlborough Close, Knutsford WA16 8XN

## DESCRIPTION

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

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

There is allocated parking for c.10 cars.

The property is to be refurbished to a good quality specification.

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



## LOCATION

Unit B, 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
<b>Total</b>	<b>4,047</b>	<b>375.97</b>

## VAT

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

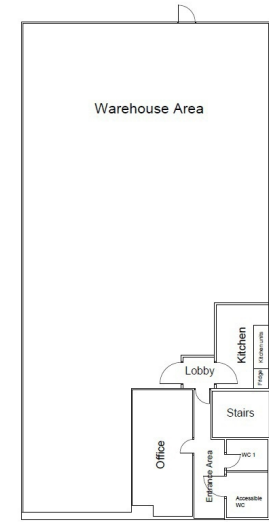
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://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** An EPC report is available upon request.



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Regulated by RICS 03-Oct-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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