

**TO LET**  
**Industrial Premises**

**Unit 2e Brown Lees Industrial Estate, Forge Way, Knypersley, ST8 7DN**

**1,250 SQ.FT.**  
**116.13 SQ.M.**



**SANDYFORD**  
**PROPERTIES**  
COMMERCIAL PROPERTY INVESTMENT & MANAGEMENT

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### LOCATION

The unit is situated on the established Brown Lees Road Industrial Estate, off the A527 (Tunstall Road). The location provides good transport links with Congleton (6.5 miles) and Macclesfield (14.3 miles) to the north and Stoke-on-Trent (9.1 miles) to the south

### DESCRIPTION

The premises comprise of open-plan workshop/ warehouse accommodation with a minimum eaves height of 4.2 metres, as well as benefitting from roller shutter access with a door height of 3 metres and 2.5 metres wide. Other amenities include W.C. facilities, three phase electricity and adjacent shared parking spaces.

### TENURE

A new full repairing and insuring lease is available on terms to be agreed.

### ACCOMODATION

Gross Internal Area of 1,250 SQ. FT. (116.13 SQ. M.)

### PLANNING

This property falls under use Class B2 and B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

### RENT

Rent - £11,250 per annum.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### SERVICES

All services are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities.

### SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. The cost is additional to the rent. The annual service charge is circa £528.99 per annum.

### BUSSINESS RATES

Interested parties should make their own enquiries to relevant statutory authorities.

### LEAGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

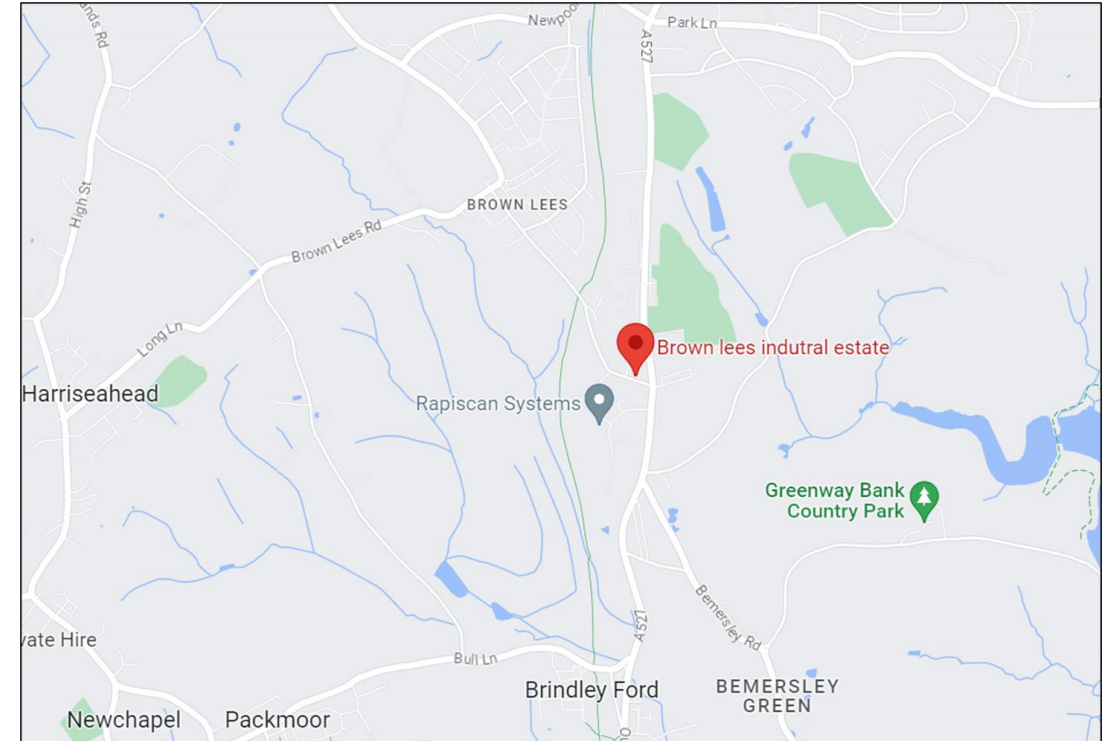
### VAT

All prices quoted are exclusive of VAT which is applicable.

### MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.





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