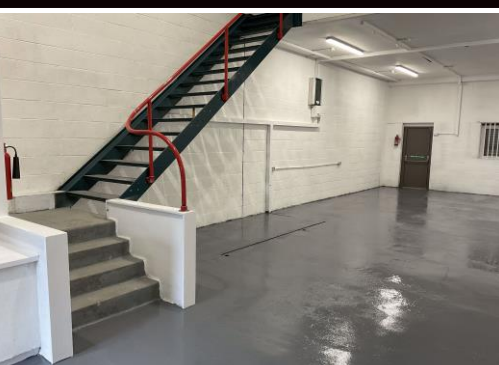


- MODERN INDUSTRIAL/WAREHOUSE UNIT
- IN TOTAL 1516 FT² (140.84 m²)
- REFURBISHED THROUGHOUT & TOTAL RE-WIRE
- EXCELLENT LOCATION

Unit F Springvale Court

Moston Road, Sandbach, Cheshire CW11 3HL

Rental: Annual Rental Of £15,000

We are pleased to offer to let a clean modern industrial/warehouse unit that has been recently refurbished throughout and has been totally re-wired.

****photos taken are prior to renovation***

The unit is situated in a very popular area convenient for larger towns such as Crewe, Congleton and Stoke-On-Trent.

The unit comprises a single portal span construction, block work and PVC coated steel sheeting. The eaves are 19 ft (5.79 m) The ridge is 25ft (7.62m). Having a roller shutter door and steel staircase leading to a mezzanine floor with stores, office, kitchen/office and W.C.

The accommodation briefly comprises

(all dimensions are approximate)

WAREHOUSE/WORKSHOP 49' 0" x 20' 6" (14.92m x 6.24m): Pedestrian front door and roller shutter door with 10'0" x 9'9" height. Rear door. Three phase power supply which has been upgraded. Rear fire escape door. Steep up to mezzanine.

MEZZANINE 20' 6" x 24' 10" (6.24m x 7.56m): Store. W.C. Kitchen/office. Separate office.

OUTSIDE : Parking to the front of the unit for 2 vehicles and further parking to the front car park for a further 1-2 vehicles. Please see attached plan.

SERVICES : Mains water, electric, drainage and gas is available but not connected.

RATEABLE VALUE : £7,700

LEASE : By negotiation. The landlords would require for a full repairing and insuring lease for a term to be agreed. A deposit maybe required.

LEGAL COSTS : The in-going tenant will be responsible for the reasonable costs of drawing up a lease.

VIEWING : Strictly by appointment through the sole letting agent **TIMOTHY A BROWN.**

Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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 Timothy A Brown.

CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown 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.

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW11 3HL

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1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
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7. The date of this publication is **March 2023**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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