

RORY MACK

ASSOCIATES



**UNIT 3, BRADWALL COURT
SANDBACH, CHESHIRE
CW11 1GE**

**TO LET:
£17,500**

- Ground and first floor office extending to 4,230 sq ft
- Ground floor can be used as reception, showroom or office
- Excellent location in Sandbach town centre
- Parking spaces available with unit



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GENERAL DESCRIPTION

A large first floor office suite with ground floor retail/office/reception area fronting the main car park. The 680 sq ft ground floor section offers a pleasant customer facing area with stairs leading to the open plan office suite above. The first floor accommodation extends to 3,550 sq ft and is predominantly arranged in open plan together with a number of partitioned offices. There is also a separate side entrance providing a second staircase to the first floor. 5 onsite car parking spaces directly in front of the unit are available together with roller shutters covering the glazed ground floor frontage.

LOCATION

Bradwall Court is located within 100 yards from the town centre and is prominently located on Bradwall Road close to many shops, cafes and restaurants. Junction 17 of the M6 motorway is approximately 1 mile away and Crewe and Stoke on Trent are within easy reach.

SERVICES

All main services plus fire alarm with emergency lighting are connected. Independent gas fire central heating is provided to each unit. Unit 3 is part air conditioned. Please note that no services have been tested by the agents.

VAT

The rent is subject to VAT.

TENURE

The unit is available either collectively or individually (subject to availability) by way of a new lease on an effective full repairing and insuring basis (by way of service charge) for a term of years to be agreed and with rent reviews every three years. The incoming tenant to be responsible for landlords reasonable legal fees incurred together with VAT

EPC

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BUSINESS RATES

Unit 3 has three Rateable Values as follows:

Ground floor
Rateable Value: £5,200
Rates Payable: £2,594.80pa (23/24)

First floor part 1
Rateable Value: £9,600
Rates Payable: £4,790.40pa (23/24)

First floor part 2
Rateable Value: £13,750
Rates Payable: £6,861.25pa (23/24)

Note: if you qualify for Small Business Rates Relief you could be entitled to an exemption on some elements of the office suite.

ACCOMMODATION

Ground floor
Sales/office: 680 sq ft

First floor
Office: 3,550 sq ft
Mens WC --
Ladies WC --
NIA: 4,230 sq ft

*The office space includes a number of partitioned offices, a kitchen and men's and ladies bathrooms but could be open plan if required.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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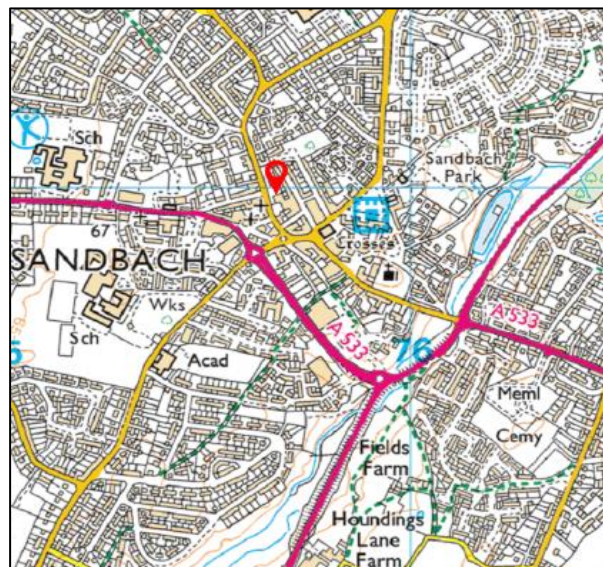
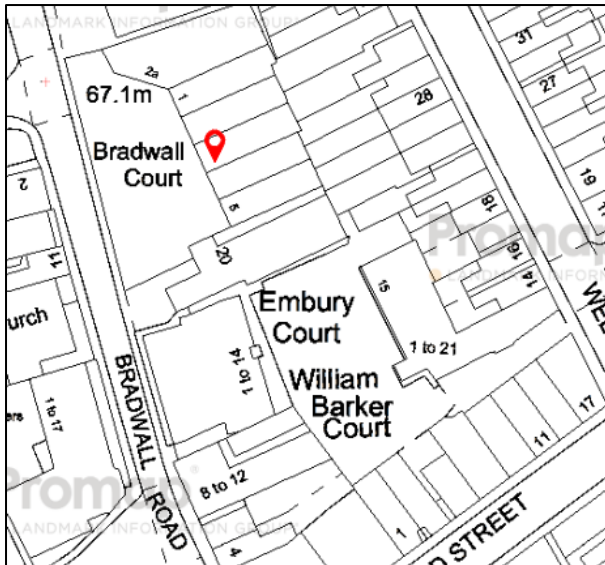
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements