

Unit 2 Cotton Farm, Holmes Chapel, Cheshire



Subject to Contract

Sector: Industrial / Warehouse

Location: Holmes Chapel

Availability: Leasehold

Size: 8,200 sq ft (761.6 sq m)

Location: The Unit is located within a small industrial complex accessed from the A54 Middlewich / Holmes Chapel Road, and being adjacent to Junction 18 of the M6 Motorway. With immediate proximity to the national motorway network, there is fast access to the major conurbations in the north west, the Midlands and North Wales.

Description: Unit 2 forms part of a complex of 4 industrial/warehouse units. The building is of steel portal frame construction, and external elevations are faced with a combination of brick and profile metal sheet cladding, beneath a concrete panel roof. There are 2 roller shutter loading doors to the front and rear of the property, one of which is operated electrically. The building has a height to eaves of 15 ft 6 inches or thereabouts.

Externally there is a concrete loading yard and parking area, shared in conjunction with the 3 other tenants on this Estate. At the rear of the property is another yard area of 1,300 sq ft.

Accommodation:	Warehouse / factory	5,330 sq ft (495 sq m)
	Ground Floor Offices	1,435 sq ft (133.3 sq m)
	Mezzanine	1,435 sq ft (133.3 sq m)
	Total:	8,200 sq ft (761.6 sq m)

Services: Mains water, electricity and main drainage are available. The offices are heated electrically. There is sodium lighting to the warehouse.

Method of Disposal: The property is available to lease with full vacant possession. The lease will be on a full repairing and insuring basis at a commencing annual rental of £29,900 exclusive of VAT, rates and insurance. The length of the lease will be subject to negotiation.

Legal Costs: Each party to be responsible for their own legal costs.

Rating Assessment: The Rateable Value is £16,750 and Rates Payable are £7,738.50.

Viewing: By appointment with the sole agent, as below:

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Matthews & Goodman LLP gives notice that:

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