

RORY MACK

ASSOCIATES

TO LET:

REDUCED TO £5,500 PAX

Zan Industrial Park

Crewe Road, Wheelock
Sandbach, Cheshire,
CW11 4QH



- Various Workshop Units with office accommodation
- Established Industrial Park close to Junction 17 of the M6
- Plenty of onsite parking and competitively priced rentals
- Units from 1,000 sq. ft. upwards

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT 'WITNESS REPORTS'
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

The office units form part of an established industrial estate conveniently located between Sandbach and Crewe in the village of Wheelock. The units are suitable for a variety of uses and have the benefit of onsite parking.

LOCATION

Zan Industrial Park is located in the centre of Wheelock, close to a range of retail amenities and is accessed directly off Crewe Road (A534) approximately 1.5 miles to the south of Sandbach town. Junction 17 of the M6 is approximately 3 miles to the north.

ACCOMMODATION

Unit 1: (£17,500 PAX)

Two storey office premises with ground floor workshop attached.

Ground Floor:

Offices: 1,237 sq. ft.

Workshop: 1,802 sq. ft.

1st Floor:

Office (Including WCs): 875 sq. ft.

Total GIA: 3,914 sq. ft.

Unit 23: (£5,500 PAX)

Self-contained workshop/warehouse suitable for trade counter usage.

Ground Floor:

Workshop (including WC): 1,000 sq. ft.

VAT

The rent is subject to VAT.

SERVICES

All mains services are available and 3 phase electricity is available to certain units. Mains drainage. Please note that no services have been tested by the agents.

EPC

Unit 1:

TBA

Unit 23:

TBA

BUSINESS RATES

Available upon request.

TENURE

The units are offered to let on new Internal repairing and insuring leases, contracted outside of the Landlord & Tenant Act 1954 for a period of 3 years or multiples thereof, subject to three year rent reviews. There will be no charge for legal fees if the vendor's standard lease is accepted.

C0373/02082019

Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

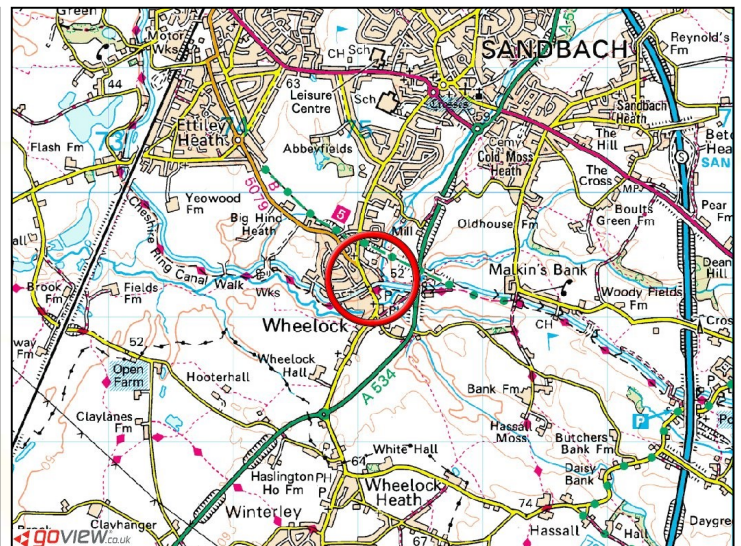
ORDNANCE MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: enquiries@rorymack.co.uk

WWW.RORYMACK.CO.UK