



Storage Unit
Shipbrook Road, Davenham

TO LET - STORAGE UNIT, SHIPBROOK ROAD



**Storage Unit, Shipbrook Road,
Davenham, CW9 8NG**



A steel portal frame with block and timber wall cladding and open frontage, under pitched profile sheet roof.

- 445.92 Sq M (4,800 Sq Ft)
- Practical Storage Unit
- Excellent Road Network Links
- Enclosed, Secluded Site



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Approximate Travel Distances



Locations

- Northwich 2.3 miles
- Winsford 4.3 miles

Sat Nav Postcode

- CW9 8NG

Location

The property is located on an enclosed, secluded site off Shipbrook Road, on the outskirts of Davenham. Access to the A556 is within 0.8 miles, providing excellent links to the motorway and local road network.

Description

The property is an 8 bay steel portal frame building with low level concrete block and timber cladding to the external walls, with front elevation open. The property has a hardcore floor, under pitched profiled sheet roof.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, on a Gross Internal Area (GIA) basis unless otherwise stated.

	Sq M	Sq Ft
8 Bay Building	445.92	4,800



Nearest Stations

- Hartford 2.9 miles



Nearest Airports

- Manchester 17.5 miles

Rental Price

£16,800 per annum exclusive

Tenure

The premises are offered by way of a new initial 12 month licence on effectively fully repairing and insuring terms.

Business Rates

The tenant will be responsible for payment of business rates.

Services

We understand that mains electricity is connected. This will be recharged by way of a sub-meter

The agents do not test these supplies. Interested parties should make their own enquiries into their connection and adequacy.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

EPC

The building is understood to be exempt from EPC requirement.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

Referencing

References will be required. The cost of £25 +VAT incurred will be payable by the applicant whether the matter should proceed to completion or not.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



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