

# To Let

7,776 sq ft (722.42 sq m)

Industrial/Warehouse Units

**Unit 3 Cotton Farm, Middlewich Road, Holmes Chapel,  
Cheshire, CW4 7ET**



## Description:

Unit 3 forms part of a complex of four 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 two roller shutter loading doors to the front and rear of the property, one of which is operated electronically. The building has a height to eaves of 4.75m or thereabouts.

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

## Accommodation:

Area	Sq ft	Sq m
Warehouse	7,157	664.84
Offices	619	57.58
<b>Total (approx. net internal area)</b>	<b>7,776</b>	<b>722.42</b>

## 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.

## Services:

Mains water, electricity and main drainage are available. The offices have electric heating. There is sodium lighting to the warehouse.

## Rating:

There is a Rateable Value of £23,500 and Rates Payable is £11,585.50.

## Energy Performance Certificate:

The EPC asset rating is available upon request.

## Availability:

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 £27,500 exclusive of VAT, rates and insurance. The length of the lease will be subject to negotiation.

## Legal Costs:

Each part to be responsible for their own legal costs.

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