

will not be refundable.

Fast

CMD 30F

Timothy a brown

NOTICE RELATING TO PROPERTY INVESTMENT AND PROFESSIONAL SERVICES



Unit 3 Factory, Stud Green Industrial Park,

Booth Lane, Moston,
Sandbach, Cheshire CW11 3QF

Annual Rental Of £150,000

(exclusive) + fees

- 20,283 FTSQ FT WAREHOUSE INCLUDING 2,475 SQ FT MEZZANINE
- AIR CONDITIONING & AIR BLOWER HEATING / SOME GAS CENTRAL HEATING
- EXTENSIVE HARDSTANDING & PARKING
- CLOSE TO M6 MOTORWAY

TO LET

Industrial Factory/Warehouse close to M6 motorway set in a site of 1.60 hectares (3.96 acres).

Factory warehouse including mezzanine 20,283 FT2 (1,884 m2) (Mezzanine 2,475 FT2 (230 m2)).

Rent £150,000 p.a.

The factory/warehouse was extended on c.2011 to a high standard.

The factory/warehouse is of steel portal framed construction over, tiled in corrugated metal cladding with 5.6m eaves.

The extension to this unit is a modern warehouse space and has 5.25m eaves which is interconnected, heated by warm air blowers and provides some office accommodation with gas central heating. There is extensive hardstanding and car parking.

PROOF OF IDENTITY: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

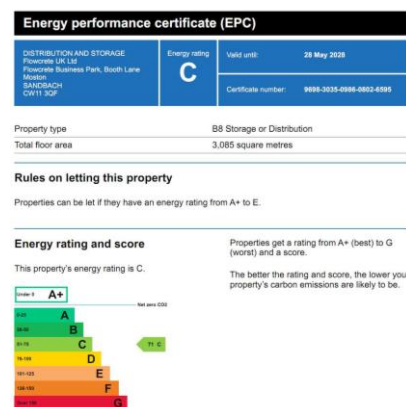
LOCAL AUTHORITY: Cheshire East

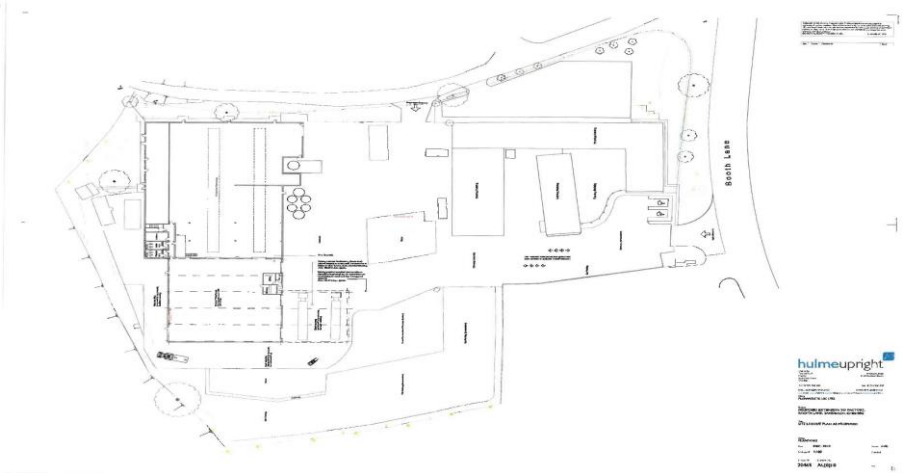
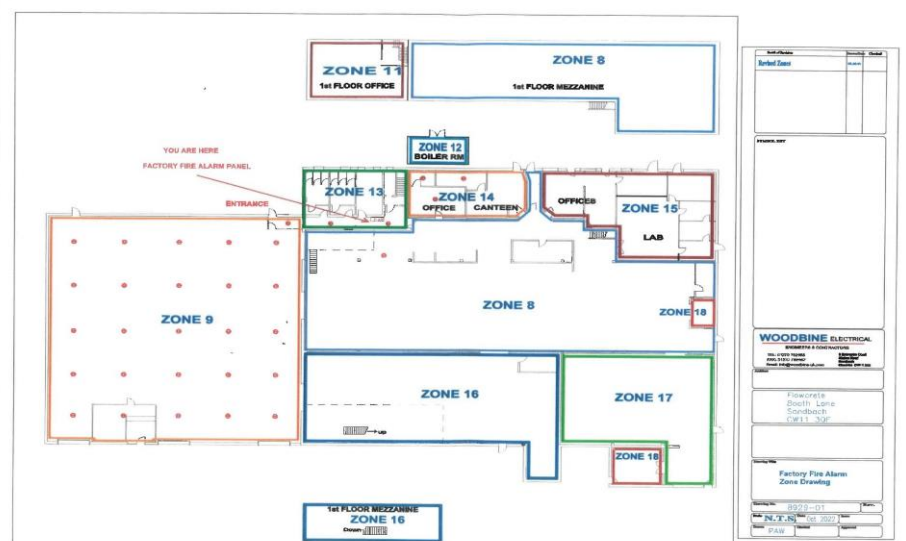
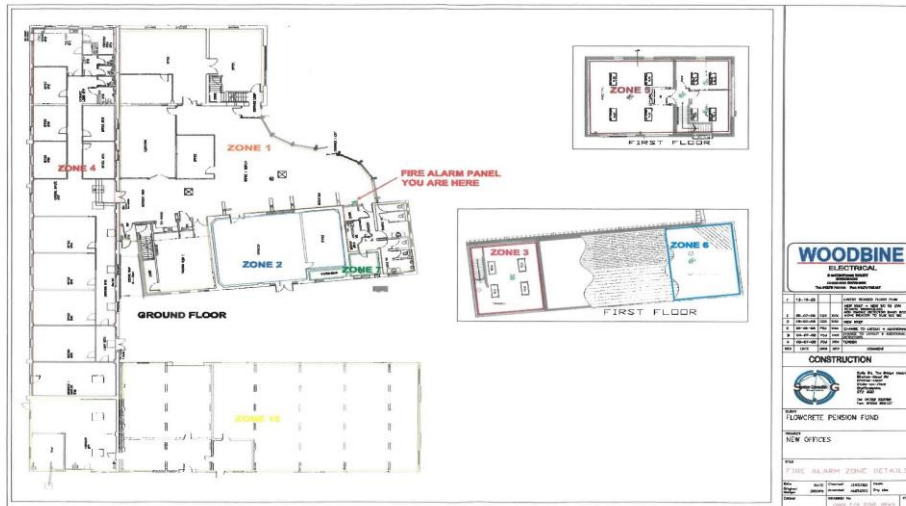
DIRECTIONS: SATNAV CW11 3QF

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