

**RORY MACK**

**ASSOCIATES**



**35A MIDDLEWICH ROAD  
SANDBACH, CHESHIRE  
CW11 1DH**

**TO LET  
£7,250 PAX**

- 1<sup>ST</sup> and 2<sup>nd</sup> floor self-contained office suite.
- Total NIA 748 sq ft.
- Prominent location set on the main road close to public car parks.
- New Internal Repairing Lease available.



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#### **GENERAL DESCRIPTION**

The office space occupies the first and second floors of a section of a historic building with its own entrance from Middlewich Road. The two principal offices are situated on the first floor, with two additional offices on the second floor. The property is well presented throughout and benefits from uPVC double glazing and gas-fired central heating.

#### **LOCATION**

The property fronts Middlewich Road (A533). Public car parks are available within a 50-yard radius of the property, and the town centre is just 200 yards away. Sandbach provides convenient access to neighboring towns, and Junction 17 of the M6 motorway is within a 2-mile radius.

#### **SERVICES**

All mains services are connected and separately metered. Gas fired central heating. Please note, no services have been tested by the agents.

#### **VAT**

The rent is not subject to VAT.

#### **BUSINESS RATES**

Rateable Value: £5,800

Rates Payable: £2,894.20 pa (23/24)

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

#### **ACCOMMODATION**

##### **Ground Floor**

Entrance Hall

##### **First Floor**

Office 1 68 sq ft

Office 2 138 sq ft

Office 3 180 sq ft

Kitchen 62 sq ft

WC -

##### **Second Floor**

Office 4 146 sq ft

Office 5 154 sq ft

**Total NIA 748 sq ft**

#### **EPC**

TBC

#### **TENURE**

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

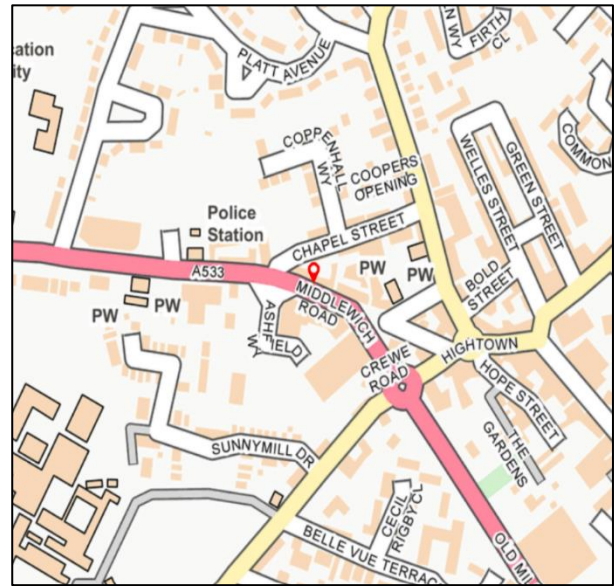
#### **ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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**OFFICE**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements