

to let

Warehouse/Industrial Unit

232 m² (2,500 ft²)



Unit 2
Huntsbank Business Park
Crewe Road
Wistaston
Crewe
CW2 6QT

- Fantastic Business Location
- Currently Zero Rated for Small Businesses
- Rear of Wistaston Co-op Foodstore
- Recently Re-clad Modern Appearance
- 8 Miles to M6 Motorway Junction 17

MORGANWILLIAMS.com

01925 414909

Location

Huntsbank Business Park is situated in a well regarded and desirable location along the A534 Crewe Road, within an established mixed residential and commercial area between Crewe and Nantwich Town Centres.

The Business Park is convenient for the regional motorway network and Junction 17 of the M6 motorway can be reached within 8 miles.

Description

A modern industrial unit that is situated in the centre of Huntsbank Business Park immediately to the rear of the Co-op and 24/7 Fitness Studio.

Currently a car wash and engineering business that is relocating to another unit on the Estate, the unit will be available around May/June 2020.

Internally the unit benefits from a modern office/amenity block and open plan work space with roller shutters to the front and rear.

Access to and from the site is via a one way vehicular system around the Co-op Foodstore, which provides a fantastic amenity for occupiers of this business park.

Accommodation

Gross Internal Area

Unit 2	232 m ²	2,500 ft ²
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Services

Mains electricity, water and drainage are connected.

Business Rates

Rateable Value 19/20: £6,000.
Small Business Payable: Nil.
Non-Small Business Payable: £2,946

Lease Terms

Available by way of new Lease direct from the Landlord on a Tenants effectively full repairing and insuring basis.

Lease terms are flexible, subject to a minimum of 3 years, longer leases will include periodic upward only rent reviews.

Rental

£17,000 per annum plus VAT.

Service Charge

Levied in respect of external maintenance and communal areas and facilities, including estate lighting and CCTV.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band - Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.