

# Sale

## Unit 1-5

### Dane Road Industrial Estate

#### Cheshire

#### M33 7BH

- **Freehold Multi-Let Industrial Investment**
- Comprising 2,547 sq m (27,416 sq ft) warehouse and offices
- 0.716 hectare (1.77 acre) site
- Tenants include the NHS
- Adjacent to Dane Road Metrolink Station
- Rent Reviews from 2017
- Reversions from 2020
- Total Current Rents Reserved

**£171,822 pa**

**SIX WEEK COMPLETION AVAILABLE**



The property consists of 5 units and 2 self-contained office units. The units are predominantly positioned around the perimeter of the site which is used for parking and loading.

The property is situated on a 0.716 hectare site.

Further information will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
EPC Rating please see website.

			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
	1,626 sq m	(1,626 sq ft)	10 years from 01.10.2010 Rent review every in the 5th year IR & I	£10,500 p.a.	Reversion 2020
	22.48 sq m	(242 sq ft)	9 years from 30.09.2011 Rent review every 3rd year IR & I	£2,063 p.a.	Rent Review 2017
Ground Floor	123.56 sq m	(1,330 sq ft)	3 years from 02.02.2015 IR & I	£13,400 (1) p.a.	Reversion 2018
Ground Floor	868.43 sq m	(9,348 sq ft)	10 years from 27.10.2008 Rent review every in the 5th year FR & I	£65,000 p.a.	Reversion 2018
Ground Floor	705.58 sq m	(7,595 sq ft)	5 years from 29.09.2016 FR & I	£38,000 p.a.	Reversion 2021
Ground Floor	708.73 sq m	(7,629 sq ft)	5 years from 29.09.2016 FR & I	£36,500 p.a.	Reversion 2021
Mast			20 years from 25.05.2006 Rent review 2018	£4,000 p.a.	Rent Review 2018
9 Car Spaces			Licence from 01.04.2002	£2,359 p.a.	
Total	2546.95 sq m	(27,416 sq ft)		Total £171,822 p.a.	

(1) Inclusive of utilities.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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