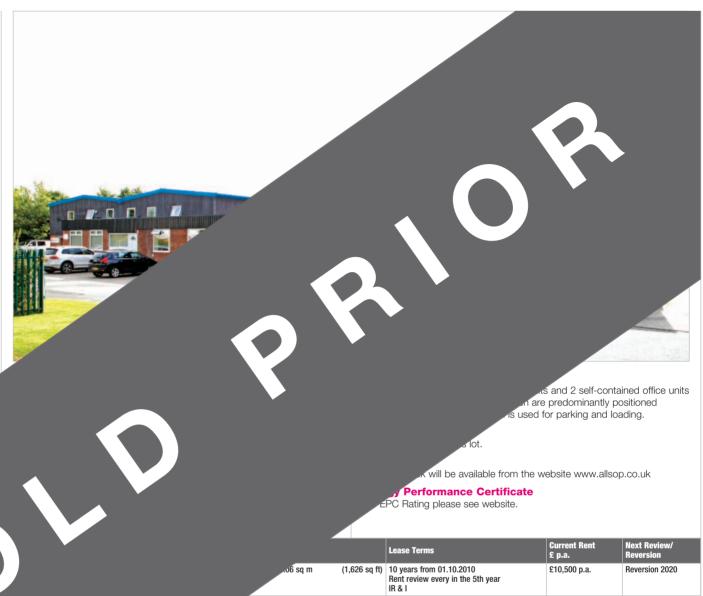
Sale Unit 1-5 Dane Road Industrial Estate Cheshire M33 7BH

- 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



22.48 sq m (242 sq ft) 9 years from 30.09.2011 £2,063 p.a. Rent Review 2017 Rent review every 3rd year nd Floor 123.56 sq m (1,330 sq ft) 3 years from 02.02.2015 £13,400 (1) p.a. Reversion 2018 (9,348 sq ft) 10 years from 27.10.2008 £65,000 p.a. Reversion 2018 **Ground Floor** 868.43 sq m Rent review every in the 5th year kaging Ltd **Ground Floor** 705.58 sq m (7,595 sq ft) 5 years from 29.09.2016 FR & I £38,000 p.a. Reversion 2021 ctive Packaging Ltd **Ground Floor** 708.73 sq m (7,629 sq ft) 5 years from 29.09.2016 £36,500 p.a. Reversion 2021 ast Hutchinson 3G & EE Ltd Mast 20 years from 25.05.2006 £4,000 p.a. Rent Review 2018 Rent review 2018 £2,359 p.a. **NHS Property Services Ltd** 9 Car Spaces Licence from 01.04.2002

(1) Inclusive of utilities.

Crown Copyright, ES 100004106

Total £171,822 p.a.

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

Total

Seller's Solicitor B Eades Esq, MCR Property Group Legal Dept. Tel: 0161 224 7111 e-mail: ben.eades@mcrproperty.com

2546.95 sq m (27,416 sq ft)

