TO LET
Trade Counter / Business Units

Unit A5 Manor Point, Manor Lane, Holmes Chapel, CW4 8GL

4,190 SQ.FT.
389.26 SQ.M.

SANDYFORD PROPERTIES
COMMERCIAL PROPERTY INVESTMENT & MANAGEMENT

Contact: Charlotte Worthington, MRICS **Email:** c.worthington@sandyfordproperties.co.uk **Mobile:** 07842 422903 **Website:** **www.sandyfordproperties.co.uk**

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LOCATION

Manor Point comprises of 28,000 sq ft of high specification new build warehouse and trade counter units. The units are of modern steel portal frame construction with profile metal sheet cladding elevations with an eaves height of 6 meters. Each unit incorporates a first floor mezzanine area, 3 phase electricity supply and mains water.

Occupiers on the Estate include Howdens and Screwfix. The estate accommodates a variety of uses from trade counter, leisure and warehousing. Moreover, the variety of units on the site offers occupiers the scope to expand as their businesses grows.

Manor Point is situated on Manor Lane next to the Aldi Supermarket on the East side of the town centre, only 1 mile from J18 M6. The area is a mixture of residential and commercial uses and is only a short walk to the many local amenities.

DESCRIPTION

The properties comprise a specification as follows:

- Steel portal frame
- Dedicated loading and car parking areas
- Demised car parking spaces
- Mezzanine floor
- 3 phased power supply
- High-quality mixed-use business park environment
- Minimum eaves height of 3.8 – 8.1m
- Electric roller shutter height of 3m with a width of 4m
- CCTV

TENURE

A new full repairing and insuring lease is available on terms to be agreed. Occupation available from November 2025.

ACCOMODATION

Gross Internal Area of 4,190 SQ. FT. (389.26 SQ. M.)

- Ground floor comprises 3,415 SQ. FT. (317.26 SQ.M.)
- Mezzanine comprises 775 SQ. FT. (72 SQ. M.)

PLANNING

This property falls under use Class B2 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

RENT

Rent - £58,660 per annum.

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent at £1.20 psf. Further details are available upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – B '26'

SERVICES

All services are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities.

BUSSINESS RATES

Interested parties should make their own enquiries to the local authority. The rateable value as of April 2026 is £39,500.

LEAGAL COSTS

Each party is responsible for its own legal and professional costs in connection with the transaction.

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VAT

All prices quoted are exclusive of VAT which is applicable.

MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.

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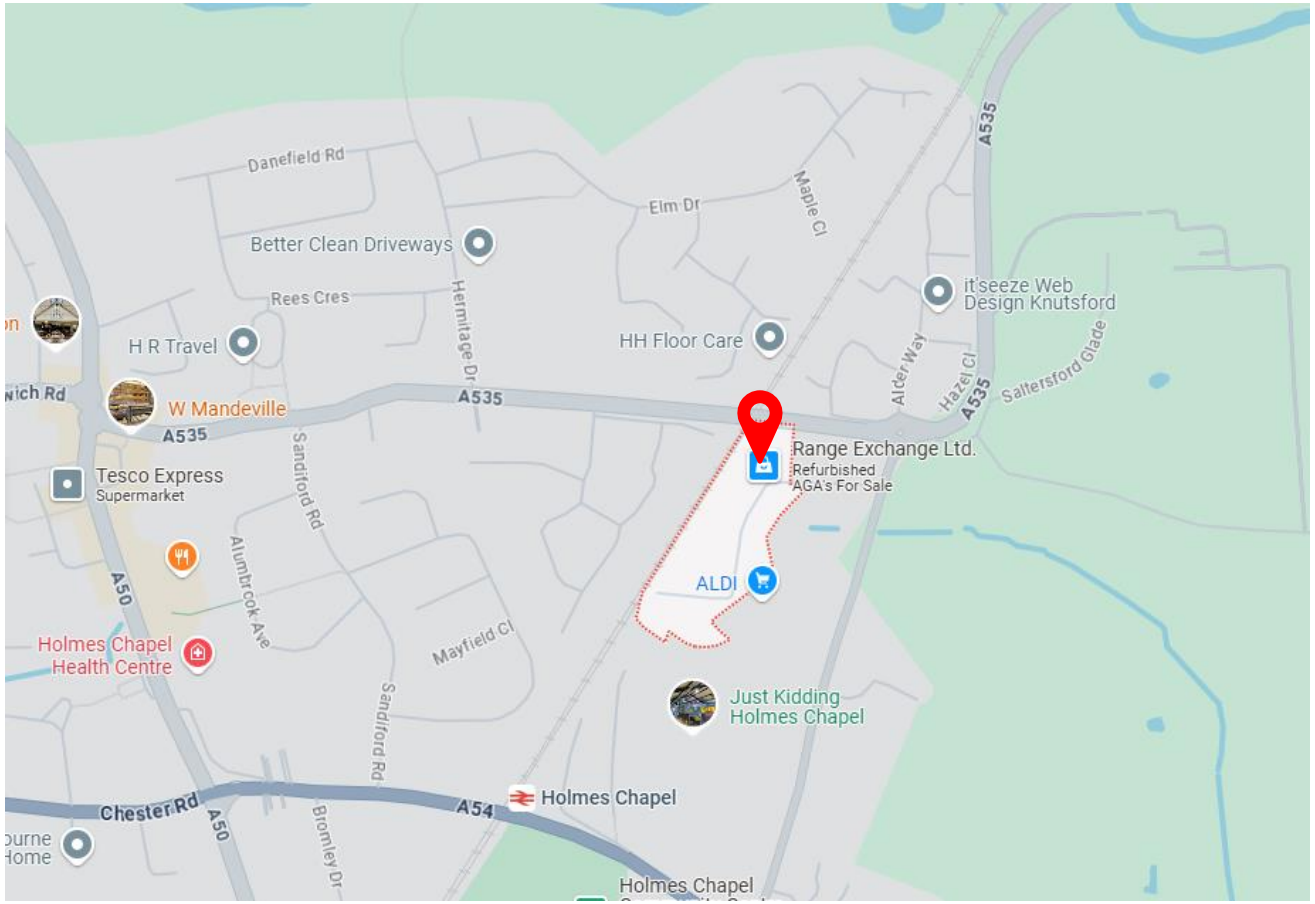

FURTHER INFORMATION

For further information or to arrange a viewing please contact

Charlotte Worthington, MRICS
c.worthington@sandyfordproperties.co.uk
01782 976324

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Registered office: 507 Leek Road, Stoke-on-Trent, ST1 3ER

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