



FOR SALE / TO LET

Unit 1 Excalibur Industrial Estate, Alsager, Cheshire, ST7 2LX

Detached former food production facility
47,955 sq ft (4,451 sq m) on 3.15 acres

LegatOwen
CHARTERED SURVEYORS

Description

A former food production facility and comprising:

- Large chill / frozen storage area
- Brick concrete construction with profile metal cladding
- Floor drainage
- Staff / welfare facilities
- Production / storage space

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Chilled / Frozen Storage / Packaging	1,124	12,102
Canteen / Changing / Staff Facilities	1,191	12,824
Walk Ways	223	2,408
Pie / Pastry Mixing and Packaging	909	9,793
Spirals / Proving Station	77	829
Butchers Area	116	1,253
Small Refrigerated Area	103	1,113
Stores	76	828
External Warehouses / Stores	632	6,805
Total	4,451	47,955
Site Area	1.27 hectares / 3.15 acres	

Tenure

Available freehold or on a new Full Repairing and Insuring Lease.

Terms

The property is available freehold at a guide price of £1,350,000 or on lease terms to be agreed at a rent of £142,500 per annum plus VAT.



[Video link](#)



Rent Deposit

A rent deposit may be requested dependent on the tenant's creditworthiness.

Business Rates

The property has a Rateable Value of £129,000.

Service Charge

The property is subject to a service charge in respect of the maintenance of the common areas of the estate.

Utilities

We understand the property has three phase power, water and mains drainage. Interested parties are advised to make their own enquiries.

Energy Performance Certificate

The property / site has three EPC ratings for various buildings. Further information available from the agent.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

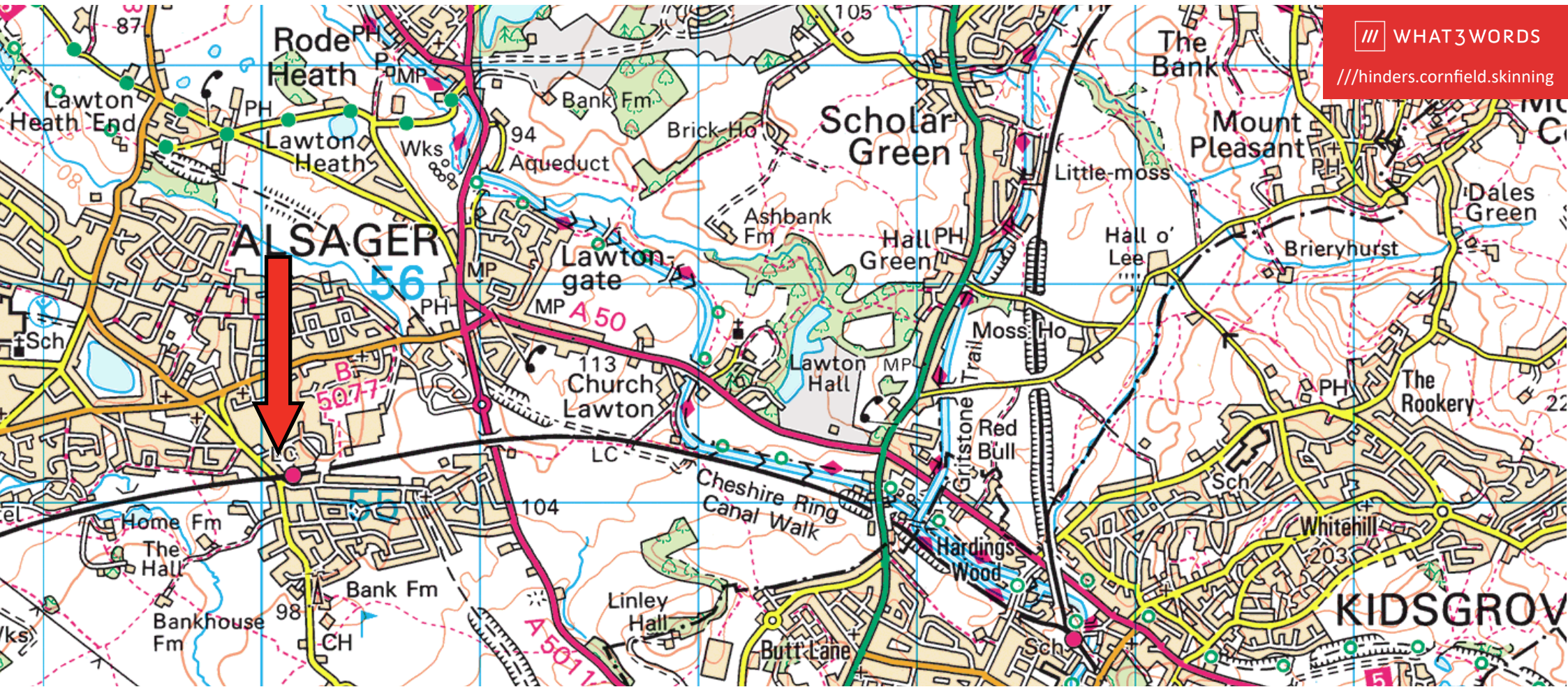
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Location

Alsager is a market town situated within Cheshire East Borough Council. Alsager lies to the east of the M6 motorway and approximately 7 miles to the east of Crewe town centre and circa 10 miles to the north west of Stoke-on-Trent.

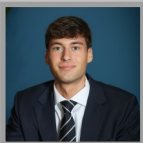
The subject site is located directly off Fields Road. Alsager Railway Station is approximately 5 minutes walk away.



Contact:



Rupert Chadwick-Dunbar
07919 968086
rupertchadwickdunbar@legatowen.co.uk



Seb Dean
07535 400307
sebdean@legatowen.co.uk

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DATE PREPARED: **December 2024**

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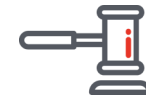
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Management



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01244 408200
legatowen.co.uk