



LINEA @ CREWE

MARSHFIELD BANK, JCT 16, M6



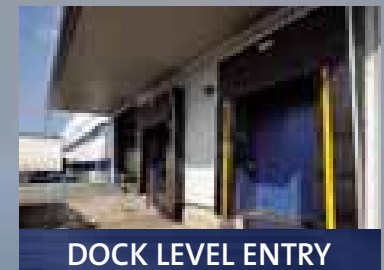
**For Sale/To Let – High Specification Warehouse/Distribution Facility
72,625 sq ft (6,747 sq m)**

KEY BENEFITS

- 9m eaves
- Dock level loading
- Secure site
- Rare freehold opportunity
- M6 within 5 miles



SECURE SITE



DOCK LEVEL ENTRY

DESCRIPTION

Linea House is a single bay steel portal frame warehouse with eaves height of 9m which benefits from 2 dock level and 3 level access doors.

The warehouse provides a concrete floor and sodium lighting throughout. To the front elevation, a three storey office block provides a dedicated entrance lobby which leads to a canteen, male and female WC's and an area linked to the warehouse used as ancillary stores.

At first floor, there is a mixture of open plan and cellular offices which are fully decorated and provide suspended ceilings, gas fired central heating and male and female WC's.

At second floor, a further enclosed mezzanine provides further office expansion space / storage.

Externally the unit provides a fully secure site with palisade fencing, temporary gatehouse and parking and circulation space for HGV's. In addition there are two dedicated car parking areas providing a total of 22 spaces.



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CW2 8UY



SPECIFICATION

The building provides the following specification:

- 9m to eaves
- Steel portal frame construction
- Concrete floor
- 2 dock and 3 level access loading with canopy cover
- Fully fenced yard
- Sodium lighting throughout
- Fully fitted offices
- Canteen facility



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice to GIA and provide the following:

Unit 1 Warehouse (including Ground Floor Offices/Stores)	32,530 sq ft	3,022 sq m
Unit 2 Warehouse	32,785 sq ft	3,046 sq m
Offices First Floor	3,920 sq ft	364 sq m
Offices / Storage	3,390 sq ft	315 sq m
Total	72,625 sq ft	6,747 sq m



TENURE

The unit is available by way of a new FRI lease at terms to be agreed. Alternatively my clients may consider the sale of their freehold interest.

SERVICES

We are advised that all main services are connected to the building.

RATES

We are informed by the Valuation Office that the current rateable value is £270,000 pa and rates payable for 09/10 of £124,740. Please make your own enquiries regarding the validity of these figures.

VAT

Prices, outgoings and rentals are exclusive of, but may be subject to VAT.



LOCATION

Located on the established Marshfield Bank Industrial Estate, Linea House is located within 1.5 miles of Crewe town centre, accessed via the A530 Middlewich Road.

Crewe itself is located approximately 5 miles west of the M6 motorway and is recognised as one of the major railway interchanges.

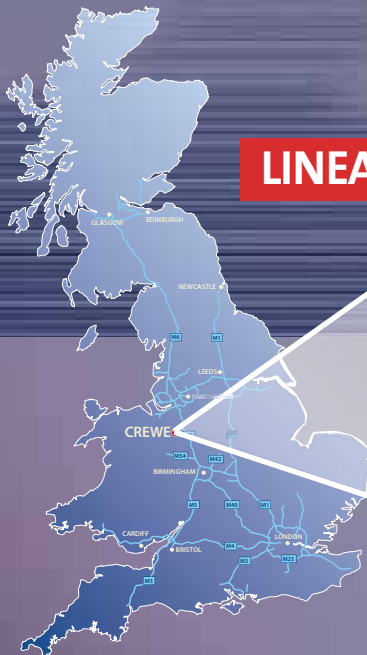
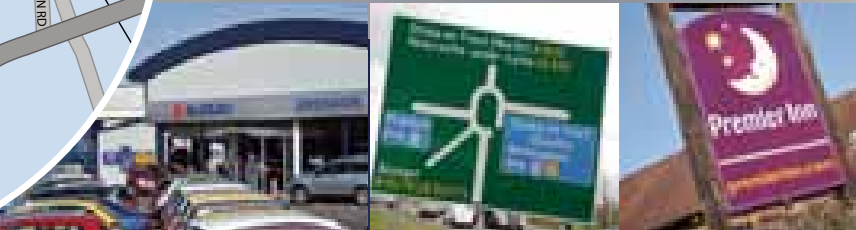
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DRIVE TIMES

	Time	Miles
Jct 16 M6 motorway	19 mins	11 miles
Jct 17 M6 motorway	16 mins	8 miles
Manchester Airport	43 mins	30 miles
Manchester	57 mins	37 miles
Liverpool	55 mins	43 miles
Chester	36 mins	25 miles
Leeds	1 hr 32 mins	84 miles
Birmingham	1 hr 16 mins	60 miles



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FURTHER INFORMATION

For further information please contact either of the joint letting agents.



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