

TO LET

LegatOwen
CHARTERED SURVEYORS

01270 621001
www.legatowen.co.uk



Park View Business Centre, Combermere, Whitchurch. SY13 4AL

SERVICED OFFICES IN RURAL LOCATION

200 SQ FT TO 1,100 SQ FT

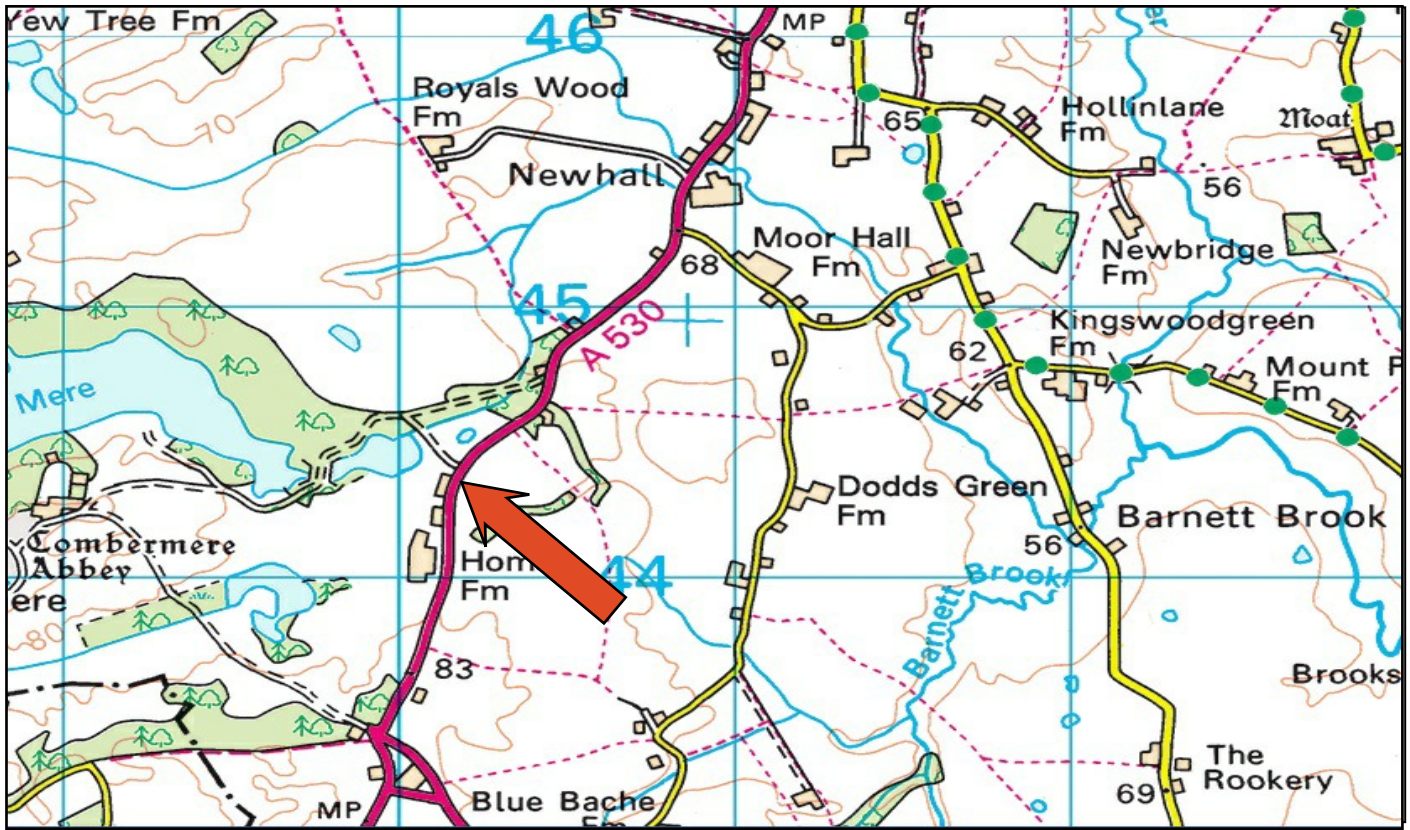
(18 SQ M TO 104 SQ FT)

AMPLE PARKING AND ADDITIONAL
STORAGE SPACE



LOCATION

Park View Business Centre is situated between Nantwich (6 miles) and Whitchurch (5 miles) in open country, but with excellent access via the A525 and A530 main roads.



DESCRIPTION

The Business Centre provides up to 15 office units within a handsome Cheshire brick barn. Great attention has been given to detail and retention of character providing a sense of space and traditional quality. Energy saving and air source heat pumps provide environmentally responsible lighting and heating.

ACCOMMODATION

The various unit sizes are listed below:

Unit Number	Sq M	Sq Ft	Rent
Ground Floor Unit 17	198	18.4	£300/mth
First Floor Units 8-9	642	59.6	£940/mth

VAT

All figures quoted may be liable to VAT

TENURE

The accommodation is available on flexible all inclusive licence agreements (with one month period) to include: lighting and electricity (Cat II), heating (under floor and radiators from ASHP, broadband and telephone connectivity (CAT5), maintenance costs for internal and external common areas, building insurance premium, water, cleaning of communal areas, security gates, car parking.

BUSINESS RATES

Each occupier will be responsible for the payment of business rates. Most occupiers should be able to benefit from Small Business Rates Relief.

VIEWING

By appointment with Legat Owen Lamont. Telephone: 01270 621001. Contact Andy Butler or Karen Kilcourse. Email: andybutler@legatowen.co.uk

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January, 16

SUBJECT TO CONTRACT

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