

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
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## Nantwich Court, Hospital Street, Nantwich. CW5 5RH

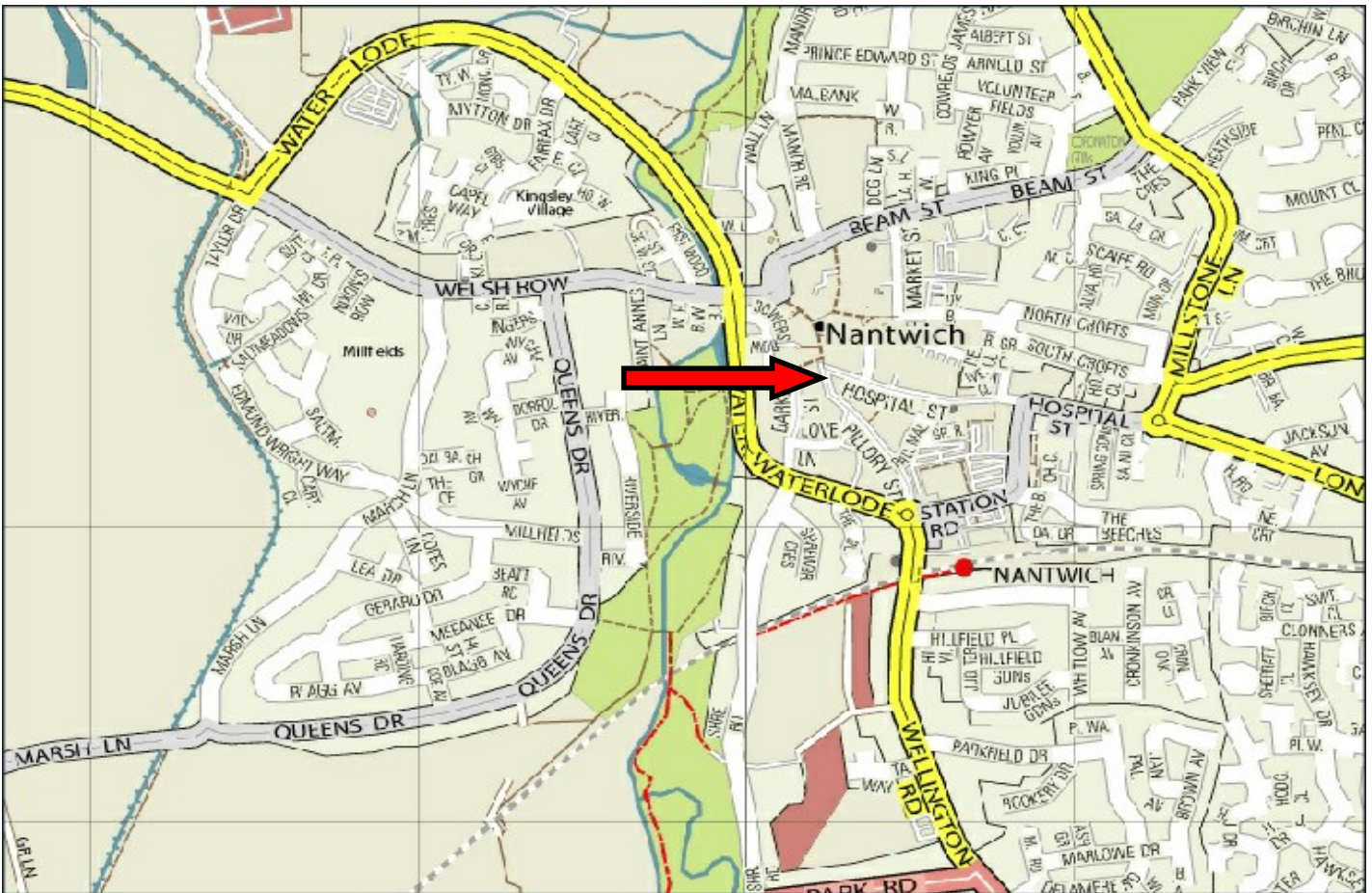
### TOWN CENTRE OFFICES

**218 SQ Ft to 730 Sq Ft**  
**(20 Sq M to 68 Sq M)**

### LOCATION

Nantwich Court is located in an excellent position within a few hundred metres of Nantwich town centre. Access to the first and second floor accommodation is off Hospital Street.

Nantwich is a historic and prosperous market town in the heart of South Cheshire within easy reach of Manchester Airport and Crewe Mainline Railway Station (4 miles). The A500 Shavington Bypass provides easy and convenient access to junction 16 of the M6 motorway.



**ACCOMMODATION**

The offices provide the following net internal floor area measured in accordance with the RICS Code of Measuring Practice:

Room	Sq Ft	Sq M	Rent
<b>First Floor</b>			
1	218	20.27	£450 per month
<b>Second Floor</b>			
4A	254	23.60	£500 per month
3	730	67.82	£1,350 per month

**DESCRIPTION**

The offices are open plan with suspended ceilings, inset lighting, central heating and carpeting throughout.

**TERMS**

The offices are available on annual licence agreements inclusive of rent, service charge, electricity, heating, water rates, building insurance and business rates.

**LEGAL COSTS**

Each party to be responsible for the payment of their own legal costs incurred in any transaction

**ENERGY PERFORMANCE CERTIFICATE**

The EPC is available to view in our office and has an energy rating of C-66

**CODE OF LEASING PRACTICE**

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

**VIEWING**

Strictly by appointment with Legat Owen  
 Contact: Andy Butler  
 Telephone: 01270 621001  
 Email: andybutler@legatowen.co.uk



