

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



Unit 6 Portal Business Park, Eaton Lane Tarporley. CW6 9DL

HIGH QUALITY SELF CONTAINED OFFICES

800 to 2,305 SQ FT

(74.32 - 214.14 SQ M)

WITH CAR PARKING



LOCATION

Portal Business Park is located in the heart of Cheshire just outside the village of Tarporley which provides a wide range of facilities including shops, pubs, restaurants and the Swan Hotel. Whilst in a magnificent rural location Portal Business Park is also within easy access of the regions motorway network and only a short distance from the A49 which leads north to Winsford, Northwich and Junction 10 of the M56 and south towards Shrewsbury and the M54/M6. Chester is located approximately 10 miles to the northwest via the A51 and North Wales via the A55. To the south east lies Nantwich, Crewe and Junction 16 of the M6

Adjoining Portal Business Park is the prestigious Portal Golf and Country Club which boasts premier course and also offers members and visitors catering and conference meeting room facilities. A MacDonald 85 bed hotel with Spa is located next to the clubhouse.

DESCRIPTION

Unit 6 is located in an excellent position on Portal Business Park which was developed by Bell Meadow who have considerable experience in providing award winning buildings throughout the Northwest.

The subject premises are designed to provide high quality two storey self contained office accommodation with brick elevation and pitched roof in a landscaped environment.

Internally the premises provide open plan accommodation together with smaller offices and meeting rooms at ground and first floor level together with kitchens and w.c.'s

The premises have been finished to a very high standard and the specification includes:

- Carpets
- Suspended ceiling with inset lighting
- Fire and burglar alarm
- Gas central heating
- High quality partitioning
- Walnut veneered doors
- Window blinds
- CAT 6 cabling
- 8 car parking spaces plus communal on site visitor parking.

ACCOMMODATION

The premises are available as a whole or on a floor by floor basis and have been measured in accordance with the RICS Code of Measuring Practice:

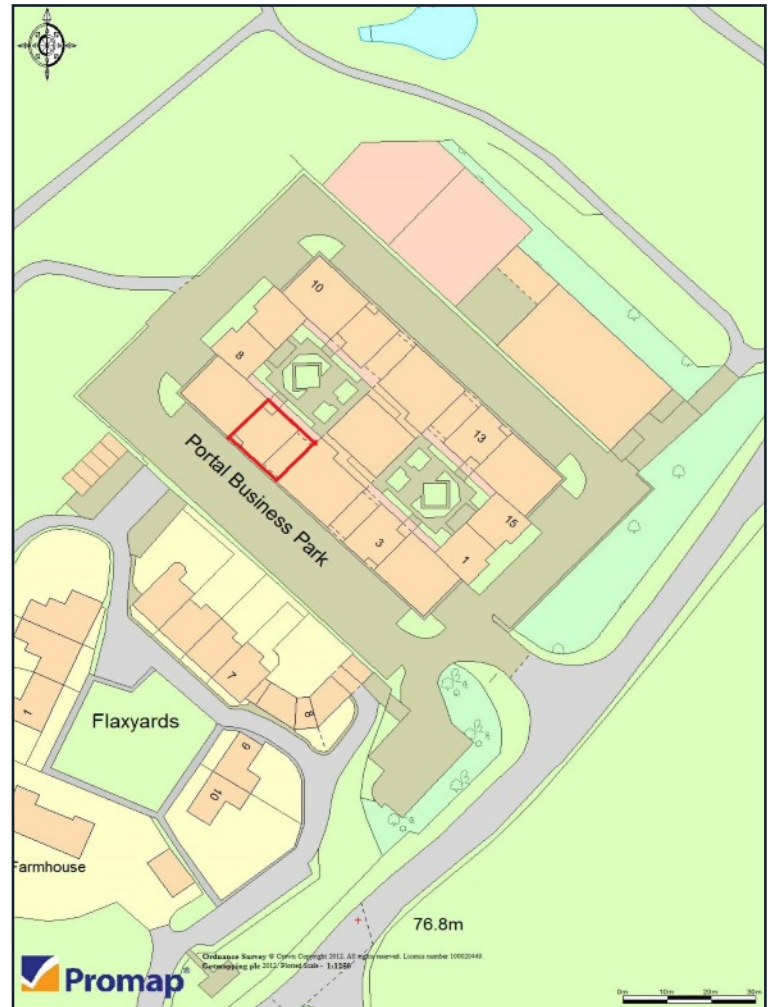
Ground Floor : 800 sq ft (74.32 sq m)
First Floor : 1,505 sq ft (139.82 sq m)
Total: 2,305 sq ft (214.14 sq m)

TERMS

The premises are available on a new lease be granted outside Section 24-28 of the 1954 Landlord and Tenant Act on a term to be agreed.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

May, 17



COMMENCING RENTALS:

Ground Floor : £11,000 per annum
First Floor : £19,000 per annum
Whole Building : £29,000 per annum

SERVICE CHARGE

A service charge is payable for a fair proportion of the costs in maintaining the common areas and building insurance of Portal Business Park as a whole.

BUSINESS RATES

The Rateable Value of the premises as a whole is £24,000

VAT

If applicable VAT will be payable at the standard rate

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment with Legat Owen. Contact Andy Butler
Telephone: 01270 621001.

Email: andybutler@legatowen.co.uk

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SUBJECT TO CONTRACT