

OFFICE

# For Sale – Virtual Freehold

## High Specification New Build Rural Offices



2,272 sq ft (211.07 sq m) to 3,924 sq ft (364.55 sq m)

Portal Business Park  
Eaton Lane  
Tarporley  
**CW6 9DL**

<http://vimeo.com/iviewproperty/review/63104527/ae8a53f7a>

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Hospital Street  
Nantwich Cheshire  
CW5 5RH  
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**LAMONT**  
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**01270 621001**

# Location

The affluent village of Tarporley, which offers a wide range of quality local services including shops, pubs and restaurants is well located within Cheshire. The nearby A49 provides links to the M56 and the M6 motorways

Portal Business Park is located just outside the village, immediately adjacent to the prestigious Portal Golf Course which boasts a Championship Course with full amenities including restaurants, meeting rooms and an 80 bedroomed hotel.

## Specification

- Brand new self contained offices from 2,272 sq ft to 3,924 sq ft
- Fantastic opportunity to create your own office environment!
- For Sale (999 year leases) or to Let on terms to be agreed
- High quality, new build, two storey self contained accommodation
- Landscaped, courtyard style, rural development with ample parking
- Adjoining Portal Golf and Country Club (with meeting rooms and restaurant)
- Close to affluent Tarporley village and within easy reach of the M6, M53 and M56 motorways
- Ideal SIPP/SSAS purchases
- Chester 13 miles. Liverpool 30 miles and Manchester 35 miles.

## Accommodation

The Business Park consists of a two level, new build office development with landscaped courtyards and generous free parking. The development is DDA compliant, with shared lifts providing access to all the first floor balconies.

Finished to a shell specification and sold as seen, these units are ready to accept occupiers final finishes, which gives a unique opportunity for purchasers to create their own individual office styles and environments.

Unit No.	Total Gross Area	Ground Floor Net	First Floor Net	Total Net	Car Spaces	Price
Unit 3	2,595 sq ft	796 sq ft	1,476 sq ft	2,272 sq ft	8	To Let - POA
Unit 4	3,814 sq ft	1,580 sq ft	1,570 sq ft	3,150 sq ft	12	RESERVED
Unit 5	3,924 sq ft	1,706 sq ft	1,706 sq ft	3,412 sq ft	13	£210,000
Unit 10	3,824 sq ft	1,641 sq ft	1,641 sq ft	3,282 sq ft	12	£220,000
Unit 12	3,810 sq ft	1,600 sq ft	1,600 sq ft	3,200 sq ft	12	£200,000
Unit 13	2,631 sq ft	792 sq ft	1,480 sq ft	2,272 sq ft	8	£150,000
Unit 14	3,835 sq ft	1,640 sq ft	1,643 sq ft	3,283 sq ft	12	RESERVED

## Rating

To be assessed. Interested parties are advised to make their own enquiries with the Local Authority. Telephone: 0300 123 7023

## Legal Costs

Each party to be responsible for the payment of their own legal costs.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable to VAT at the standard rate.

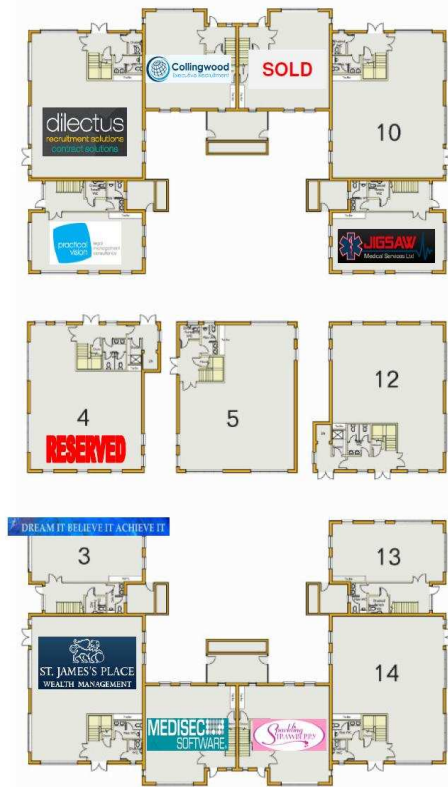
## Energy Performance Certificate

An Energy Performance Certificate (EPC) is available from the agents upon requests.

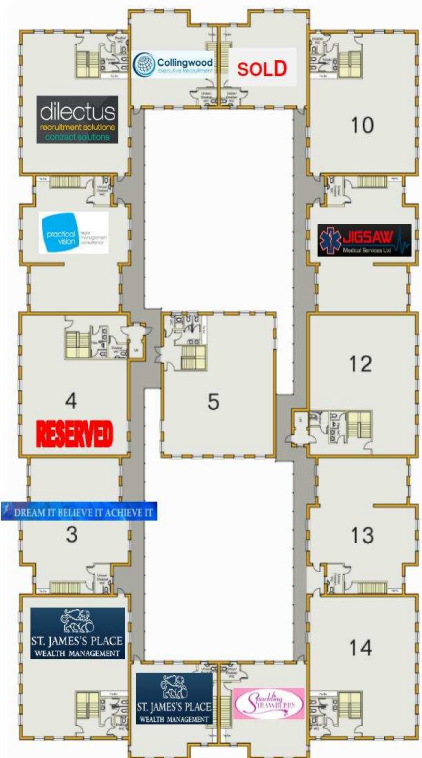
## Viewing

Strictly by appointment with Lamont Commercial. Telephone: 01270 621001. Contact Andy Butler or Karen Kilcourse. Email: [abutler@lamonts.co.uk](mailto:abutler@lamonts.co.uk) or via our joint agents Kenney Moore. Telephone: 01244 345600. Contact Tim Kenny. Email: [tim@kenneymoore.co.uk](mailto:tim@kenneymoore.co.uk)

Subject to Contract  
July 2013



Portal Business Park  
Ground Floor Plan



Portal Business Park  
First Floor Plan







Commercial Property Consultants



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