

TO LET

Two Storey Office Suites
Available Together or Separately
From 186.10 Sq M to 372.99 Sq M

Units 1 & 2 The Old Shippon
Holly House Estate, Cranage



UNITS 1 & 2 THE OLD SHIPPON, HOLLY HOUSE ESTATE



Units 1 & 2 The Old Shippon, Holly House Estate, Cranage, CW10 9LT



The Old Shippon is a converted traditional farm building of red brick construction, which has been refurbished to provide high specification offices, whilst retaining many of the attractive original features. The available area comprises Units 1 & 2 and can be let as a whole, or individually and is arranged over ground and first floor, providing a range of open plan office accommodation with some smaller rooms in Unit 2.

- Modern Office Accommodation
- A Mix of Open Plan and Private Office Areas
- Ability to Let as a Whole or Individually
- Attractive Converted Farm Building
- Idyllic Rural Setting
- Self Contained Suites
- Excellent Road Network Access
- From 186.10 Sq M to 372.99 Sq M NIA (2,004 Sq Ft to 4,015 Sq Ft)



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TWO RURAL OFFICES SUITES, AVAILABLE TOGETHER OR SEPARATELY

Location

The Old Shippon is located at Holly House Estate, a short distance from the rural village of Cranage. Although in a rural location, the offices are ideally situated being close to a number of towns and cities including Holmes Chapel (1.5 miles), Knutsford (7.5 miles) and Manchester (25 miles).

Communication links are excellent, being close to the A50 and junction 18 of the M6 (1.5 miles away). Manchester International Airport is only 21 miles away. There is a mainline railway station at Holmes Chapel with direct rail routes to Manchester and Crewe.

Description

The Old Shippon is a converted traditional farm building constructed of red brick under a pitched slate roof which has been refurbished to high specification offices, whilst retaining many of the original features.

The property comprises Units 1 & 2 which are currently let as a whole, but could be more readily be let individually.

Unit 1 comprises an open plan office with kitchen and WC facilities on the ground floor and a large open plan office on the first floor.

Unit 2 comprises a reception area, computer room, board room, kitchen and WC facilities on the ground floor. and a large open plan office on the first floor.

The gross internal area measures 432.50 Sq M (4,656 Sq Ft).

Accommodation

Net Internal Area	Sq M	Sq Ft
Unit 1 Ground Floor	84.84	913
Unit 1 First Floor	102.05	1,098
Unit 1 Total	186.89	2,011
Unit 2 Ground Floor	83.57	900
Unit 2 First Floor	102.53	1,104
Unit 2 Total	186.10	2,004
Total NIA	372.99	4,015

Rental Price

Unit 1	£28,000 per annum exclusive of VAT
Unit 2	£28,000 per annum exclusive of VAT
Unit 1&2	£56,000 per annum exclusive of VAT

Tenure

Available to lease by way of a new Fully Repairing and insuring Lease for a term of not less than 5 years.

Business Rates

The current rateable value is understood to be £41,750. For rates payable, interested parties should contact the local authority.

Services

We understand that mains electricity and water are connected with private drainage. Telephone and Internet are believed to be available.

The agents do not test any of the services. Interested parties should make their own enquiries into the connection and adequacy of these supplies.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

Service Charge

A service charge will be levied to cover the cost of maintaining, repairing and renewing all common areas. Further information can be provided upon request.

EPC

Energy Performance Rating E.

Referencing

References will be required. Any cost incurred will be payable by the applicant, whether they are successful or not.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



UNITS 1 & 2 THE OLD SHIPPON, HOLLY HOUSE ESTATE



Approximate Travel Distances



Locations

- Holmes Chapel 1.5 miles
- Knutsford 7.5 miles
- Manchester 25 miles

Sat Nav Post Code

- CW10 9LT



Nearest station

- Holmes Chapel 2.8 miles



Nearest Airports

- Manchester 21 miles



Please Note

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Particulars dated February 2021. Photographs dated January 2021.

