



Lea House, 5 Middlewich Road, Sandbach Cheshire, CW11 1DH

Rent £7,500 per annum

- 929 sq ft (86.28 sq m)
- Excellent access to local and national road networks
- Open plan office with separate, private meeting rooms
- Central Location
- On-site parking included
- Flexible office accommodation with self-contained kitchen and staff break-out area

Approximate distances:

- Alsager 4.5 miles
- Crewe Railway station 5 miles
- Stoke on Trent 16 miles
- Manchester Airport 24 miles

Viewings and further information:



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Lea House, Sandbach

Location

Lea House occupies an enviable position close to the heart of Sandbach town centre whilst also within easy access of major road networks. The M6 is located approximately 1.5 miles away via the A533 and A534.

The property is located on 'Old' Middlewich road, a one-way street accessed from Hightown, providing access to Lea House, it's associated parking, and a number of adjacent businesses. The road becomes Wesley Avenue and connects to Bradwell Road, providing a link back to Hightown.

Nearby businesses range from National Banks and Retailers to Charities and local retailers. Within a few moments' walk one can reach Lloyds Bank, Costa Coffee, The Salvation Army and Aldi, to name but a few.

Accommodation

This accommodation is on the second floor and comprises of one suite with shared and male and female toilet facilities. Gas air vent central heating is installed. On-site parking is available.

Second Floor	Sq M	Sq Ft
Open Plan Office	40.28	434
Office 1	10.50	113
Office 2	8.05	87
Kitchen	8.11	87
Breakout Area	11.30	122
Total NIA	78.24	843
Total IPMS	86.28	929

Services

Mains water, electricity, gas and drainage. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the letting agents.

Lease Terms

The property is available by way of assignment of an existing Full Repairing and Insuring Lease. The original lease can be made available upon request.

Service Charge

A service charge is levied to cover the cost of maintenance and management of the property. The tenant will be responsible for a pro-rata proportion of the gas and electricity. Further details available on request.

Professional & Legal Costs

The lessee will be responsible for the lessor's reasonable legal costs for preparation and execution of the lease.

Rates & Outgoings

The tenant will be responsible for all rates and outgoings. The current rateable value for Suite 2 is £6,400. For information on rates payable, interested parties should contact the Local Authority.

VAT

All figures in these particulars are exclusive of VAT where chargeable. Intending lessees should make their own enquiries concerning incidence of VAT in respect of any particular property.

EPC

The energy performance rating for this property is D. A full report is available upon request.

Directions

Lea House is located in the centre of Sandbach. From the roundabout by Waitrose head in the direction of Middlewich. At the first roundabout take the third exit towards Sandbach town centre and take your first left turn. Lea House is on the right hand side.

Viewings and further information

By strict appointment through letting agents, Fisher German LLP, tel. no. 01565 757970, knutsford@fishergerman.co.uk