



## Offices at Marbury House Farm, Bentleys Farm Lane Higher Whitley, WA4 4QW Rent: POA

- Various office units available
- Units from approximately 136 sq ft to 742 sq ft
- Excellent rural location
- Good motorway access
- Ideal starter units
- Onsite parking available

### Approximate distances:

- Warrington - 6.7 miles
- Northwich - 7 miles
- Manchester Airport - 15 miles
- Manchester - 23 miles
- Liverpool - 30 miles

### Viewings and further information:



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# Marbury House Farm, Bentleys Farm Lane, Higher Whitley, Warrington WA4 4QW

## Description

Marbury House Farm is a long-established commercial premises having a range of occupiers. The development provides a tranquil rural setting within barns full of character.

The units provide an excellent opportunity for new businesses to grow and are ideally situated for those requiring good transport links throughout the North West. Junction 10 of the M56 is just 1.7 miles to the north, whilst the towns of Northwich and Warrington are just 7 and 6.7 miles respectively. There is ample car parking available on site.

The units vary in size and would suit a variety of potential tenants who may require a single office or have a number of staff.

The units benefit from communal WC facilities. There is a picnic area to the rear of the barn, having excellent views across open countryside. There are two allocated parking spaces per unit. Further car parking spaces may be available by negotiation.

## Terms

The offices are available to let on either a short-term licence or lease agreement to be agreed by negotiation. No Service Charge is to be levied; however, electricity is provided through a shared supply which is re-billed as per use through the sub-meter by the landlord.

## Business Rates

The Business Rates vary between the individual offices and workshops. These will be confirmed when individual requirements have been discussed.

## Energy Performance Certificate

An Energy Performance Certificate is in the process of being prepared and will be made available to interested parties.

## Viewings

Strictly by prior appointment with the sole agents, Fisher German.

