

TO LET

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



Portal House, Botterly Court, Calveley, Nantwich. CW6 9GT

HIGH QUALITY OFFICES

1,048 Sq Ft
(97 Sq M)

WITH CAR PARKING



DESCRIPTION

These high quality offices are located in a very prominent position fronting the A51 at Calveley, mid way between Tarporley and Nantwich

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

The premises comprise a ground floor office suite

1,048 sq ft (97.42 sq m)

DESCRIPTION

The offices have been built to a high specification to include:

- Suspended ceiling with inset lighting
- Perimeter trunking
- Carpeted throughout
- Aluminium double glazed windows
- Heating
- Kitchenette
- Shared toilets
- Dedicated entrance
- 4 car parking spaces
- Availability of Super Fast Fibre Broadband (10 MB per second) subject to a separate charge

TENURE

The suite is available for a minimum term of 2 years

RENT

The rent quoted is inclusive of service charge for the maintenance of internal and external common areas and heating, but exclusive of electricity (which will be invoiced separately via a sub-meter reading) telephones, internet charges, business rates and building insurance.

Rent : £15,000 per annum

BUSINESS RATES

The business rates contribution is payable direct to the landlord at a current level of £5,250 per annum

PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in any transaction

VAT

VAT is payable at the standard rate

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C-56

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented

VIEWING

Strictly by appointment with Legat Owen

Contact Andy Butler or Hannah Baker

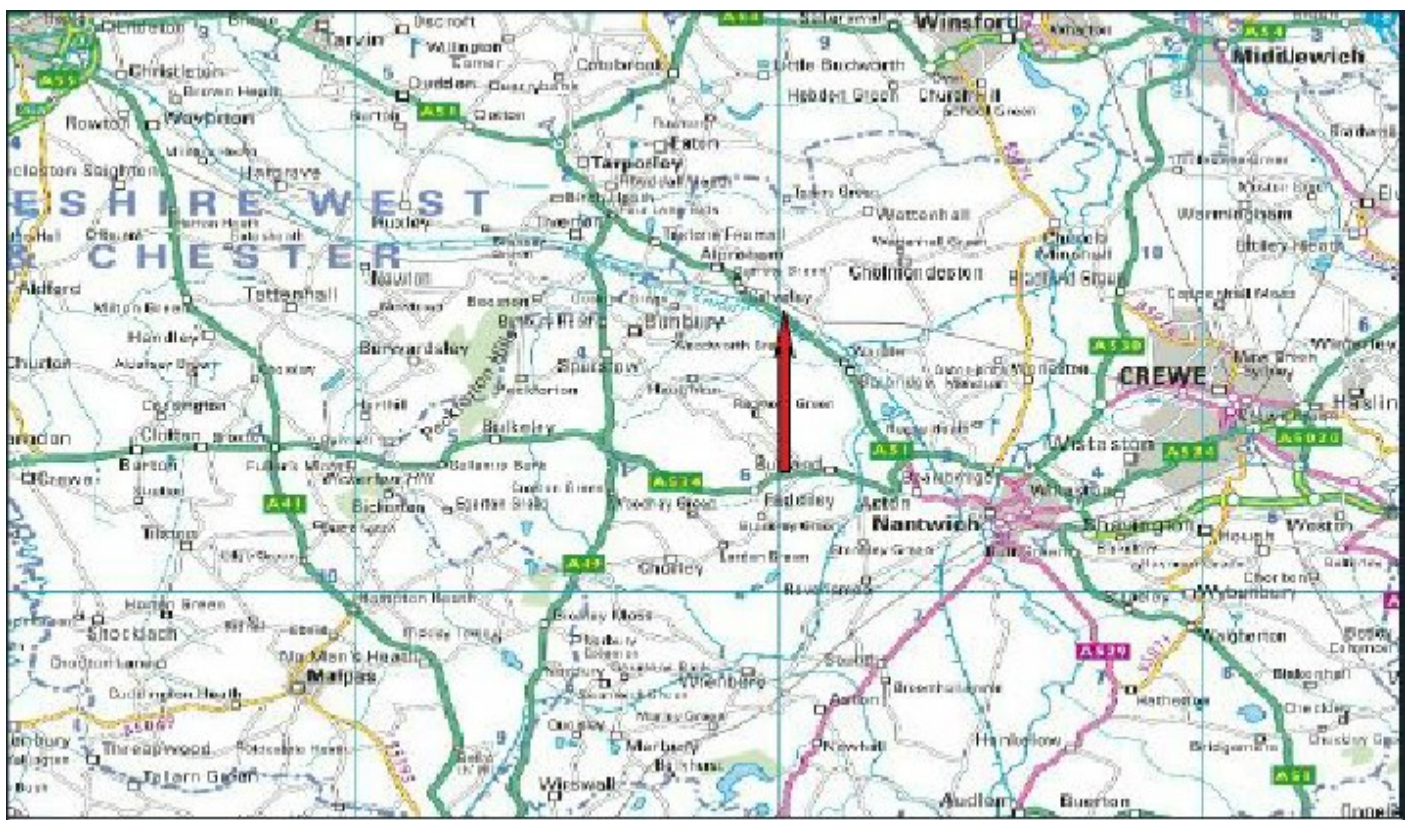
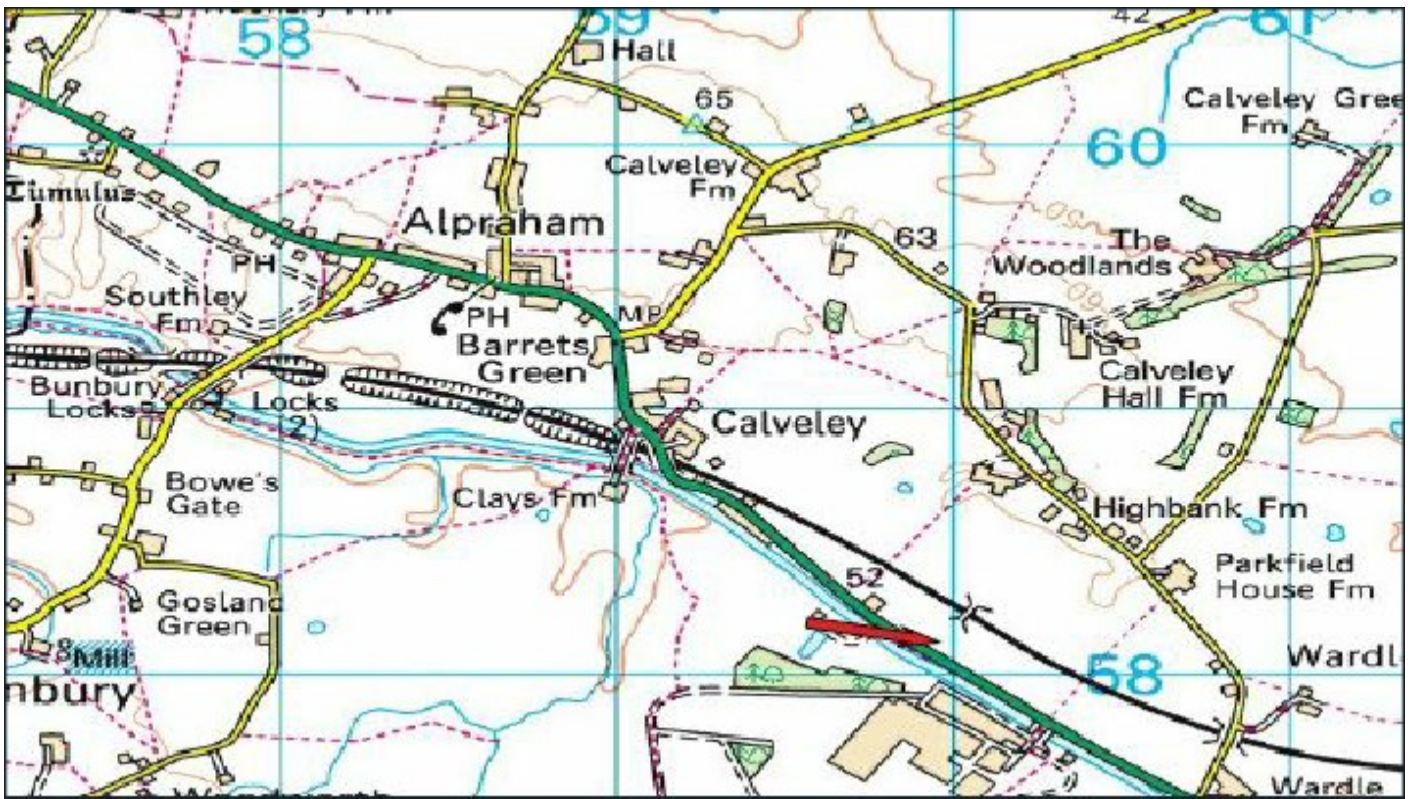
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