

RORY MACK

ASSOCIATES



Agency

Professional

...we tick all the right boxes

TO LET:

SEE OVER FOR RENTALS

Park View Business Centre

Combermere
Whitchurch
Shropshire
SY13 4AL



**HIGH STANDARD SERVICED OFFICE ACCOMMODATION
FROM 19 SQ M (205 SQ FT) TO 104 SQ M (1,124 SQ FT)
ATTRACTIVE RURAL LOCATION
AMPLE FREE CAR PARKING
FLEXIBLE TERMS AVAILABLE**

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LOCATION

Set within a pleasant rural location, the offices are conveniently located fronting the A530 on the Cheshire/Shropshire border some five miles northeast of Whitchurch and six miles southwest of Nantwich.

DESCRIPTION

The serviced offices are located within a recently completed barn conversion offering modern and flexible accommodation to a superior standard. Great attention to detail and the importance of retaining the character of the building can be evidenced throughout, providing a mix of space and traditional quality.

Externally there is ample parking available on the large free car park.

ACCOMMODATION

OFFICE UNITS - SPACES AVAILABLE from June 2013

GROUND FLOOR	m2	ft2	Status
16	28	305	£445/mth
17	18	198	Taken
18	32	345	£503/mth
19	22	237	£350/mth
20	40	435	£634/mth
21	45	483	£704/mth
22	42	455	£663/mth
30	16	170	£280/mth
FIRST FLOOR			
10	13	137	£250/mth
12/15	104	1124	£1512/mth
23	96	1032	£1505/mth
24	23	256	£373/mth
25	24	263	£384/mth
26	37	397	£578/mth
27	19	213	£311/mth
28	33	361	£527/mth
29	55	598	£872/mth

STORAGE SPACE (upto 3000ft2 available) and covered parking is also available on site.

A central meeting room can be booked by the hour or half day.

Additional Admin Support is available to assist with Expenses & VAT Returns.

Please note all prices are subject to VAT.

INCLUSIVE RENTAL

The accommodation is available on an all inclusive basis, with the exception of telephone charges and business rates, which remain the direct responsibility of each tenant. The above rental prices include all of the following.

- Heating
- Lighting and other electricity
- Broadband and Telephone Connections
- Shared Kitchen facilities and Cloakrooms
- Access to a central Meeting Room (by appointment)
- Cleaning of Communal Areas
- Maintenance (Internal and External)
- Building Insurance
- Water
- Security Gates and CCTV System
- Free car parking
- Secretarial and Admin Support

TENURE

The units are available on flexible terms by way of a License Agreement including a one month notice period to vacate.

VAT

The rental will be subject to the addition of VAT.

BUSINESS RATES

The units may be eligible for Small Business Rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

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Email: enquiries@rorymack.co.uk

Website: www.rorymack.co.uk

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ORDNANCE SURVEY MAP

