

OFFICE

To Let

Offices In Rural Location With
Ample Parking



From 205 to 494 sq ft (19.04 sq m to 45.89 sq m)

Doddington Park Farm
Bridgemere
Nantwich
CW5 7PU

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Nantwich Cheshire
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LAMONT
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Location

Doddington Park Farm is situated on the A51 Bridgemere Road approximately 6 miles south of Nantwich. Nantwich itself is a historic and prosperous market town in the heart of South Cheshire within easy reach of Manchester Airport, Junction 16 of the M6 motorway (7 miles) and Crewe Railway Station (4 miles)

Description

The offices at Doddington Park Farm are single storey barn conversion of brick construction an internally each unit has suspended ceiling with inset lighting, toilet and kitchen facilities and upvc double glazed windows.

Accommodation

The premises have the following net internal floor areas measured in accordance with the RICS Code of Measuring Practice:

Unit A Office:	205 sq ft (19.40 sq m)
Unit C Office and Store:	494 sq ft (45.89 sq m)
Unit D Office:	450 sq ft (41.80 sq m)
Unit G Office:	420 sq ft (39.00 sq m)

Tenure

The offices are available to let on new full repairing and insuring lease.

Rent:

Unit A Office	-	£1,450 per annum
Unit C Offices and Store	-	£3,500 per annum
Unit D Offices	-	£3,150 per annum
Unit G Office	-	£2,950 per annum

Rating

The incoming tenant to be responsible for the payment of business rates to Cheshire East Council. The current Rateable Values are as follows:

Unit A	-	£1,725
Unit C	-	£3,550
Unit D	-	£4,000
Unit G	-	currently being reassessed

Respective occupiers should make enquiries of Cheshire East Council as to the eligibility of Small Business Rates Relief.

Utilities

The incoming tenant will be responsible for the payment of utility charges for the premises.

VAT

If applicable VAT will be charged at the standard rate.

Legal Costs

The incoming tenant to be responsible for the payment of the landlords reasonable fees.

Viewing

Strictly by appointment with Lamont Commercial Limited. Tel: 01270 621001. Contact Karen Kilcourse or Andy Butler.
Email: kkilcourse@lamonts.co.uk



Energy Performance Certificates

Energy Performance Certificates are available to view in our office.



Subject to Contract
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Commercial Property Consultants

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