### **OFFICE**

# To Let

# Offices In Rural Location With Ample Parking



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

Doddington Park Farm Bridgemere Nantwich CW5 7PU

> Nantwich Court Hospital Street Nantwich Cheshire CW5 5RH Tel:01270 621001

Fax: 01270 624349



## Location

Doddington Park Farm is situated on the A51 Bridgemere Road approximately 6 miles south of Nantwich. Nanwich itself is a historic and prosperous market town in the heart of South Chehshire 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 ingoing 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 ingoing tenant will be responsible for the payment of utility charges for the premises.

#### **VAT**

If applicable VAT will be charged at the standard rate.

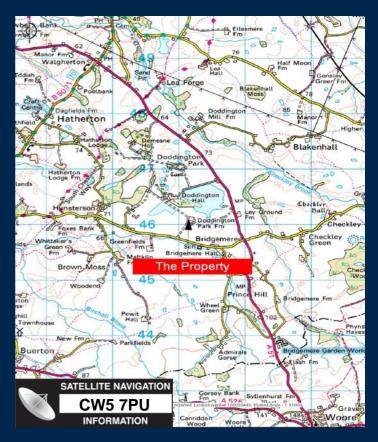
#### **Legal Costs**

The ingoing 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 July 2014

**Commercial Property Consultants** 

