

RORY MACK

ASSOCIATES

TO LET:

£11,500 PAX + VAT

The Old Brewery, Oakley Hall

Market Drayton
Shropshire, TF9 4AG



- Well presented & Sympathetically converted office premises
- Located within the prestigious Oakley Hall Estate
- Ample on-site parking
- Available on flexible terms (may split)
- Total NIA 1,681 sq.ft.

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Rory Mack Associates Ltd.
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GENERAL DESCRIPTION

The property is located at Oakley Hall which is set within 100 acres of landscaped gardens and grounds. The Old Brewery is a two storey building which has most recently been converted into office space, with breath taking views across the lake. The premises has the benefit of ample on-site parking, spot lighting, double glazing windows, oil fired radiators and many character features.

LOCATION

The premises are located at Oakley Hall Estate, with approach via an estate road leading to Oakley Hall itself. Oakley Hall is perfectly situated just outside Market Drayton within about 14 miles to the M6 (J14 & 15) with Newcastle-under-Lyme approx. 12 miles distant, Stafford 18 miles, Shrewsbury 25 miles and Chester 35 miles.

ACCOMMODATION

Ground Floor:

Office: 810 Sq.ft.
Kitchen: 52 Sq.ft.
WC: -

1st Floor:

Office: 810 Sq.ft.

Total NIA: 1,688 Sq.ft.

(Outside Balcony: 164 Sq.ft.)

SERVICES

Electricity, water and drainage are all connected, the premises is heated by the way of an oil fitted boiler and radiators. Please note that no services have been tested by the agents.

VAT

The rental is subject to VAT.

EPC

TBA

BUSINESS RATES

Rateable Value: £9,300 pa

Rateable Payable: £4,464 pa (17/18)

If you qualify for small business rates relief you may be entitled to 100% exception.

TENURE

The office is available as a whole or maybe split on a full repairing and insuring basis by the way of a service charge to cover: Water usage, fire safety, filling oil tanks, cleaning of common areas and garden up keep.

C01966/19062017

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part. of an offer or contract: (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation. and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property: (D) All prices and rentals quoted are exclusive of VAT (If applicable): (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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ASSOCIATES



Strictly by appointment through agents:

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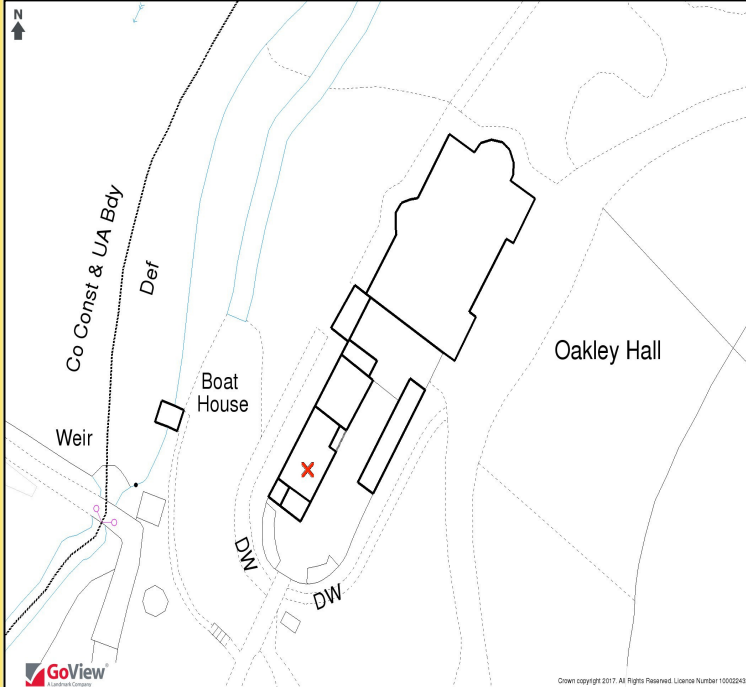
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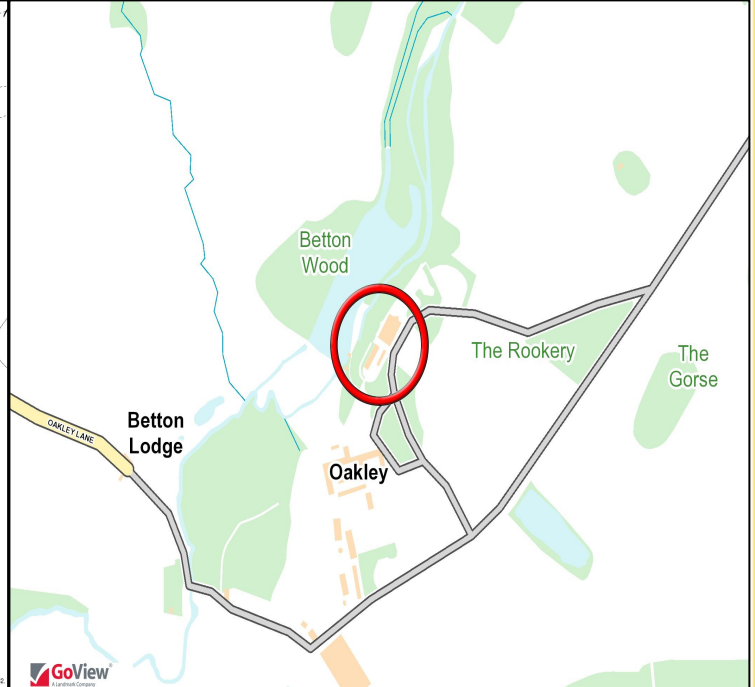
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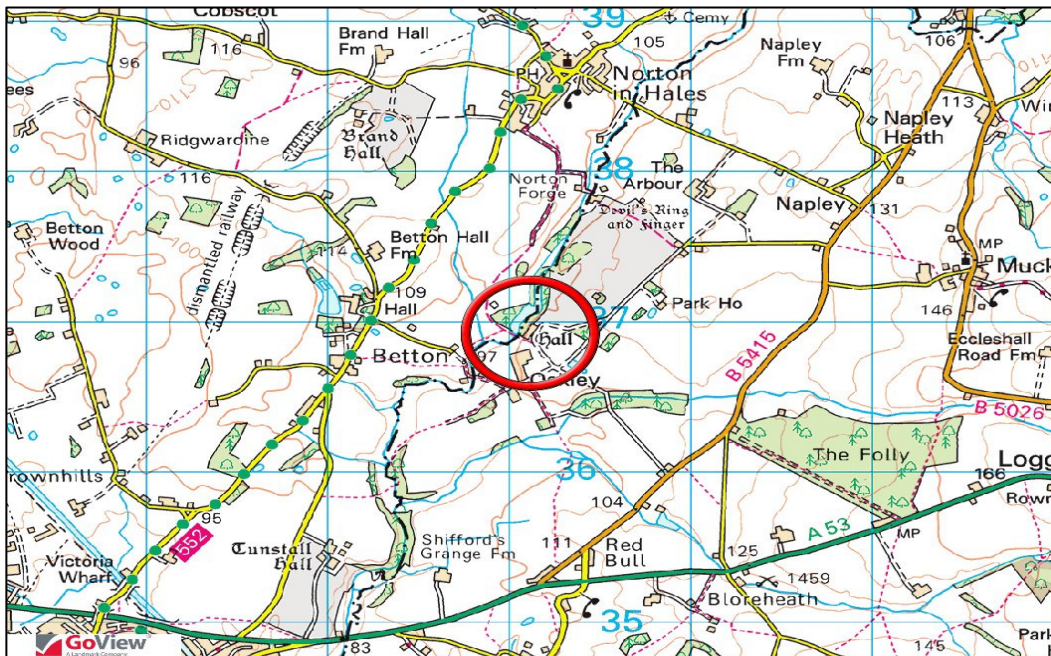
ORDNANCE MAP



STREET MAP



TOWN MAP



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