

RORY MACK

ASSOCIATES

**TO LET:**

**£5,750 PAX**

**Stable Courts, Oakley Hall**

Market Drayton  
Shropshire, TF9 4AG



- **Well-presented office accommodation, would suit alternative uses (STP)**
- **Located within the prestigious Oakley Hall Estate**
- **Offices from 100 sq.ft. – 1,106 sq.ft.**
- **Available on flexible terms**
- **On-site parking**

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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### GENERAL DESCRIPTION

The property is a well presented and sympathetically Converted Stable Court, which is now presented as a range of different size offices which includes; Reception, Kitchen and WC. The Stable Court benefits from having its own on-site Car Park, Carpets throughout, night storage heaters and breath taking views across the estate.

### LOCATION

The premises are located within the Oakley Hall Estate, with approach via an estate road leading to Oakley Hall itself. Oakley Hall is perfectly situated for businesses 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

#### (Stable Court – East Wing)

##### Ground Floor:

Entrance:	-
Reception:	228 Sq.ft.
Kitchen:	89 Sq.ft.
WC:	-

##### First Floor:

Office 1:	810 Sq.ft.
Office 2:	100 Sq.ft.
Office 3:	103 Sq.ft.
Office 4:	103 Sq.ft.
Office 5:	135 Sq.ft.
Office 6:	221 Sq.ft.

**Total NIA: 1,196 Sq.ft.**

#### (Stable Court West Wing)

##### Ground Floor:

Reception:	242 Sq.ft.
Office/Workshop:	333 Sq.ft.

##### First Floor:

Office 1:	217 Sq.ft.
Office 2:	103 Sq.ft.
Office 3:	103 Sq.ft.
Kitchen/WC:	98 Sq.ft.

**Total NIA: 1,096 Sq.ft.**

### SERVICES

Electricity, Water and mains drainage are all connected. Please note that no services have been tested by the agents.

### VAT

The rental is not subject to VAT.

### EPC

TBA

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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### BUSINESS RATES

**Rateable Value:** £9,300 pa

**Rateable Payable:** £4,464 pa 17/18

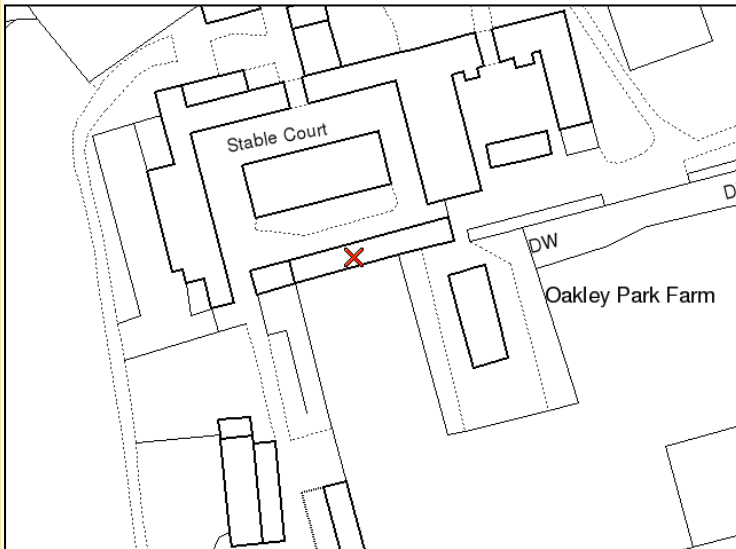
If you qualify for small business rates relief you may be entitled to 100% exemption.

### TENURE

The suites are available on flexible terms for a period of time to be agreed, by the way of an Internal Repairing and Insuring lease. Where appropriate there may be a service charge payable to cover Water usage, fire safety and cleaning of the Common parts. The incoming tenant will be responsible for the landlord's reasonable legal fees.

**C01966/20062017**

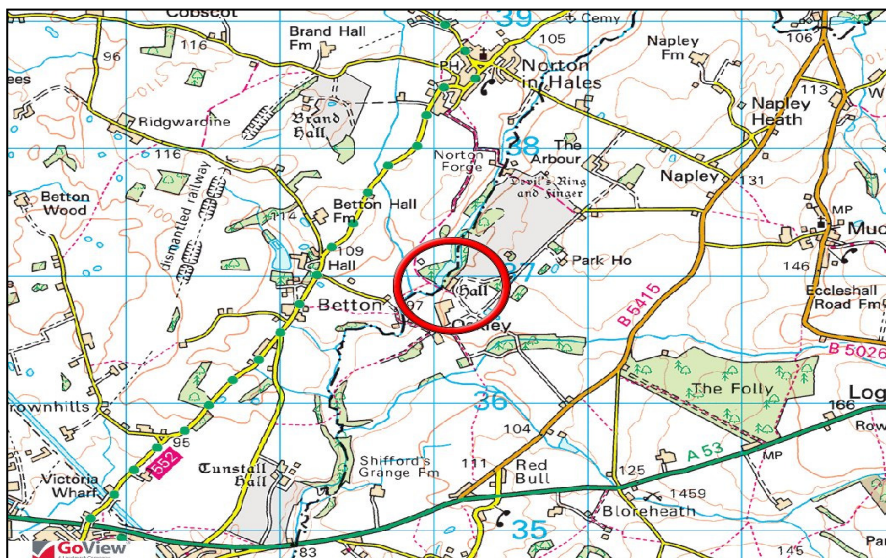
**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**



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