

TO LET

Offices In Rural Location With Ample Parking

From 205 Sq.Ft. (19.04 Sq.M.) to 461 SqFt. (42.03 Sq.M.)



www.lamonts.co.uk

Doddington Park Farm
Bridgemere, Nantwich
CW5 7PU



Office

Nantwich Court, Hospital Street, Nantwich, Cheshire CW5 5RH Fax: 01270 624349 Email: property@lamonts.co.uk

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 and within easy reach of Manchester Airport, Junction 16 of the M6 motorway (7 miles) and Crewe Mainline Railway Station (4 miles)

Description

The offices at Doddington Park Farm are single storey barn conversion of brick construction and 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:

	Sq.Ft.	Sq.M.
Unit A		
Office	205	19.40
Store	397	36.88
Unit B		
Office	432	40.13
Unit E		
Office	461	42.03

Tenure

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

Rent

Unit A Office and Store	-	£5,876 per annum
Unit B Office	-	£4,320 per annum
Unit E Office	-	£5,000 per annum

Business Rates

The incoming tenant to be responsible for the payment of business rates to Cheshire East Council. The 2010 Rateable Values are as follows:

Unit A	-	£4,050
Unit B	-	£2,475
Unit E	-	£3,600

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

Utilities

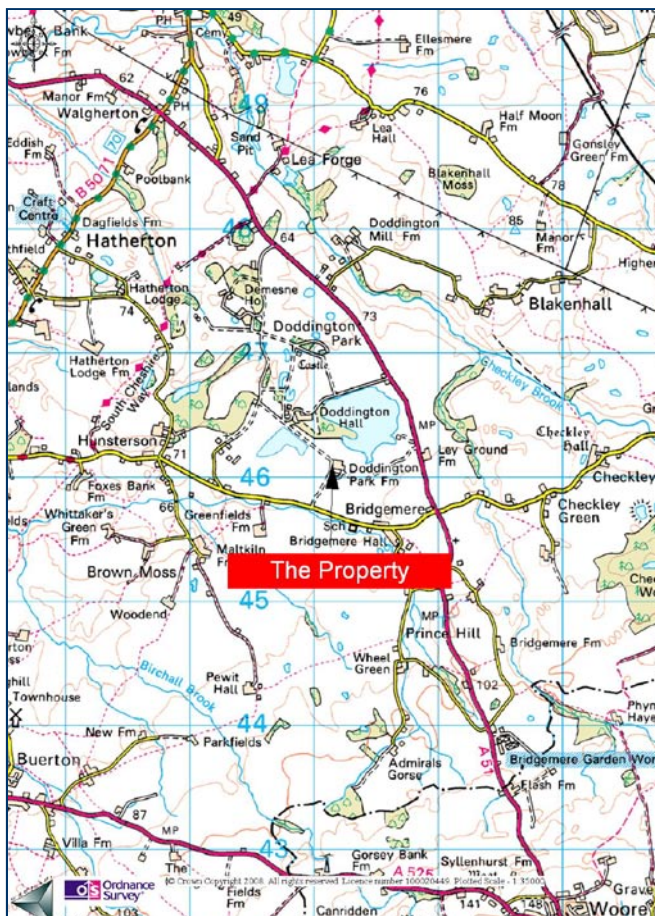
The incoming tenant will be responsible for the payment of utility charges for the premises

Legal Costs

The incoming tenant to be responsible for the landlords reasonable legal costs

VAT

If applicable VAT will be charged at the standard rate



Viewing

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

Subject to Contract
October 2010



01270 621001

NANTWICH COURT, HOSPITAL STREET, NANTWICH CW5 5RH

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