

# Roadside Court

Leasehold  
Office

Pepper Street, Alderley Road, Chelford, SK11 9AP

2,344 sq ft (217.5 sq m)



**To Let** | £35,000 per annum



## Key information



### Rent

£35,000 per annum



### Rateable Value

Ground: £16,750

First: £16,500



### EPC rating

D

## Roadside Court

The available premises comprises a ground and first floor two-storey office building, of brick and block construction under pitched roof. Internally the ground floor is arranged with a reception area and WC facilities with open plan office accommodation. The existing Tenant has separated the space to form separate work areas as well as a kitchen and staff room area. Internal stairs to the first floor are located at each end of the building. The first-floor features open plan office accommodation with high ceilings and exposed beams. There is an additional kitchen area located to the rear of the first floor.

The property benefits from 9 designated parking spaces with an additional overflow car park for Tenants to utilise.



## Amenities



Open Plan



Car Parking



Kitchen



Roof Lights



Converted  
Farm  
Building



Rural  
Location

## Location

Roadside Court is situated approximately 25 minutes south of Manchester, 6 miles from junction 19 of the M6, 8 miles from junction 6 of the M56 whilst Manchester International Airport is some 8 miles distant.

Chelford train station is on the Manchester/Crewe line providing a direct link to Manchester every hour.

Address: [Roadside Court, Pepper Street, Alderley Road, Chelford, SK11 9AP](#)

What3words: [///swaps.vipers.dives](#)

### Locations

Chelford: 1X mile

Junction 19, M6: 6 miles

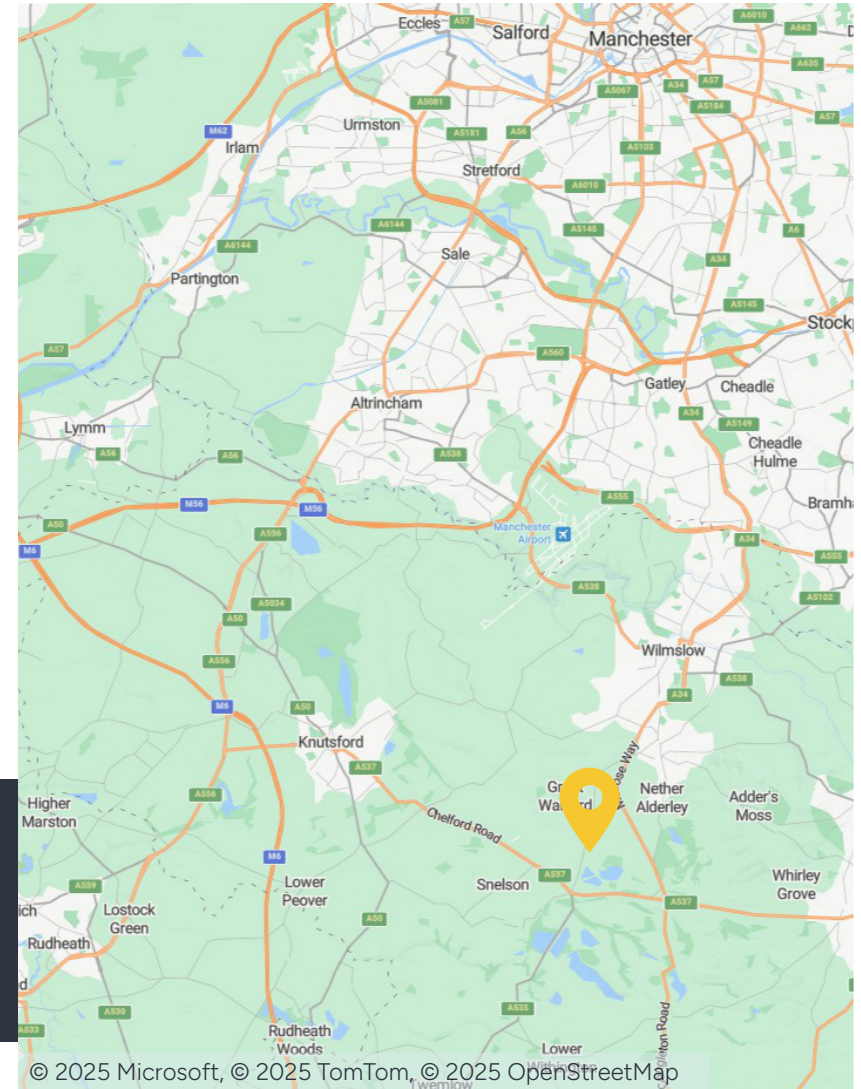
Junction 6, M56: 8 miles

### Nearest station

Chelford Train Station: 1.6 miles

### Nearest airport

Manchester Airport: 8 miles



## Further information

### Asking Price / Rent

£35,000 per annum (may split).

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Service Charge

A service charge is payable, further information available upon request.



### Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Floor	Sq Ft	Sq M
Ground Floor	946	87.6
First Floor	1,398	129.9
<b>Total</b>	<b>2,344</b>	<b>217.5</b>

## Further information

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items. We understand that the property is serviced by mains electricity and water.

### EPC

The EPC rating is D.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



Site Plan



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated April 2026. Photographs dated April 2026.



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