



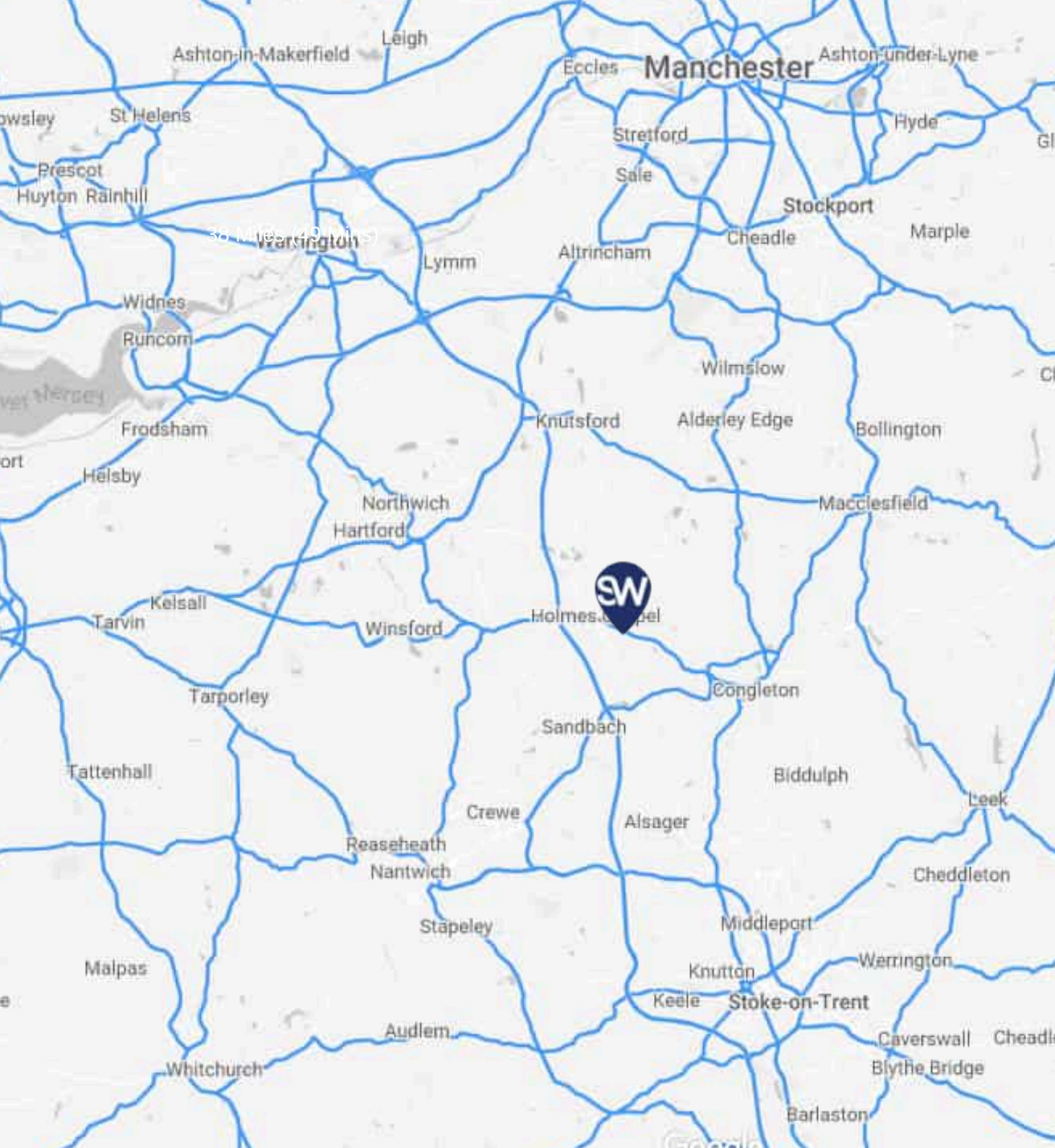
FOR SALE

3,337 Sq Ft Office Building

5 Whiteside Business Park, Station Road, Holmes Chapel, CW4 8AA



**Sanderson
Weatherall**



Location

Holmes Chapel, Cheshire is situated near major motorways, and has excellent transportation links. Situated just 2 miles from Junction 18 and 3.5 miles from Junction 17 of the M6 motorway, which runs to the east of Holmes Chapel, providing a good connections to both the northern and southern regions of England.

The property is situated adjacent to Holmes Chapel railway station, providing direct train services to Manchester Airport; Manchester Piccadilly and Crewe (for London).

Nearby Amenities include Holmes Chapel Town Centre, only a 5-minute walk away, featuring a variety of amenities such as:

- Sainsbury's
- Costa Coffee
- Post Office
- Several pubs and restaurants
- Additionally, an Aldi supermarket is in close proximity, along with a gymnasium and a crèche for childcare.

Connectivity



Journey Time By Car

Stoke-On-Trent	19 Miles (27 Mins)
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Liverpool	40 Miles (66 Mins)
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Manchester	30 Miles (54 Mins)
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Warrington	22 Miles (35 Mins)
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Description

The subject property comprises a terrace unit situated over ground and first floor level. To the ground floor is a main reception area providing access to the central staircase and lift and also the Pilates studio and store area.

The first floor provides high-quality office accommodation situated within a secure business park. Refurbished circa 2020 to a high standard, it offers open-plan office areas, private office spaces, and glazed partitioned meeting rooms. The unit is understood to be fully DDA compliant and includes platform lift access to the first floor.

Tenants

The property is currently occupied on a short term licence agreement.

Specifications

- Secure barrier access to the site
- Cycle bays available
- Secure on-site parking allocated
- Advanced security systems
- Perimeter trunking
- Carpeting throughout
- Air conditioning
- Lift access

Site Area

The property is situated on a site extending to 0.22 Hectares (0.55 Acres)





EPC

The property has an EPC rating of C (53) which is due to expire on 3 March 2032 under certificate number 9230-5254-0151-7192-0475.

Rateable Value

£42,000 (2023 Rating List)

Tenure

Held Freehold under Land Registry Title Number CH596739.

Title Plan and Register available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

Guide Price

£475,000 (Subject to Contract)

VAT

We understand that VAT is payable on the purchase price

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

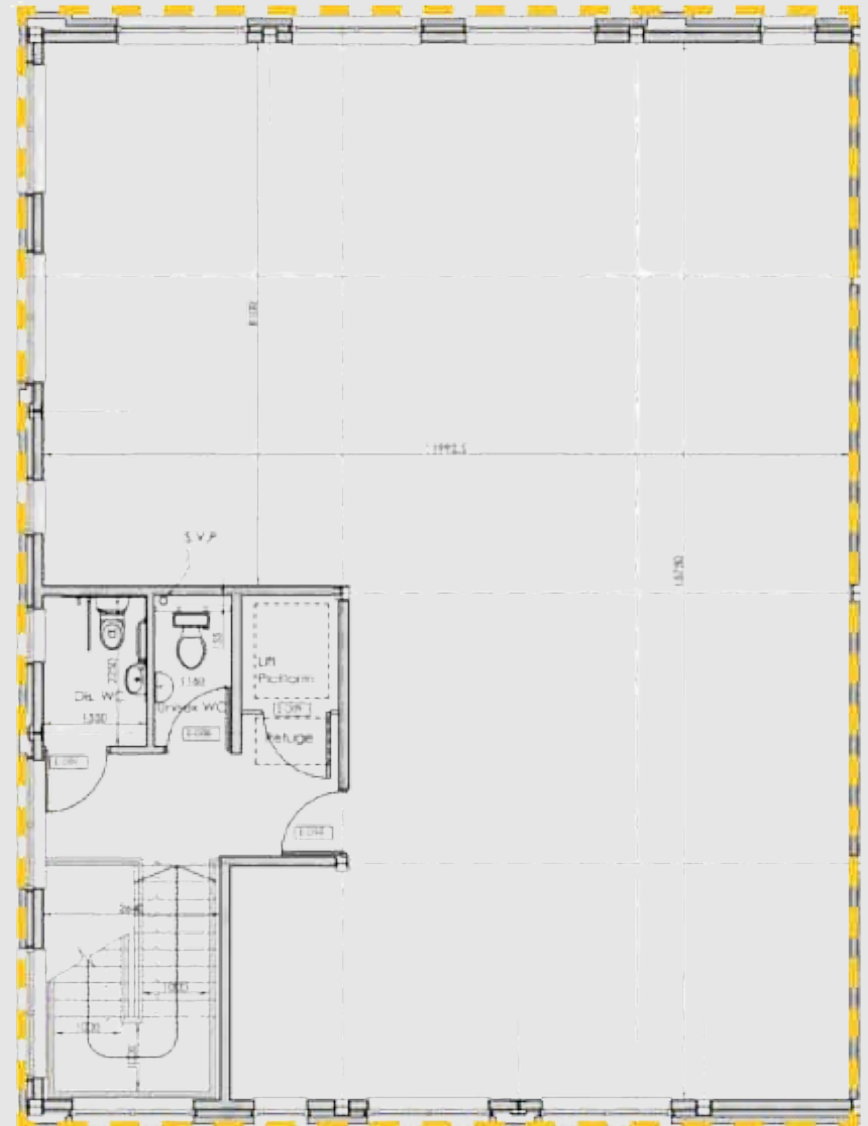




Ground Floor



First Floor





Viewings

Viewing strictly by appointment only with the agent. For further information please contact:-

Tom Parker

0161 259 7021

tom.parker@sw.co.uk

Adam Marshall

0161 259 7027 |

adam.marshall@sw.co.uk

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