

# TO LET

## UPPER FLOOR OFFICE SPACE

17 ALVASTON BUSINESS PARK, MIDDLEWICH ROAD, NANTWICH, CHESHIRE, CW5 6PF



Contact James Craine: [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

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# OFFICE ACCOMMODATION

17 ALVASTON BUSINESS PARK,  
MIDDLEWICH ROAD, NANTWICH, CW5 6PF

## LOCATION

The premises is situated on Alvaston Business Park approximately 1.5 miles from Nantwich town centre. The A500 dual carriageway is located adjacent to the property and provides direct access to the surround local road network as well as Junctions 16 of the M6 motorway which is located approximately 8.5 miles distant.

## DESCRIPTION

The property comprises of a modern office space arranged over first and second floor. The accommodation briefly benefits from the following specification:

- Carpet flooring
- Suspended ceiling with inset lighting
- Gas central heating
- 9 Car parking spaces plus use of a shared parking area (first come first serve basis)
- WC's
- Kitchenette
- Plaster painted walls

## RENT

£25,000 per annum exclusive of VAT.

ACCOMMODATION	SQ M	SQ FT
First Floor	97.36	1,048
Second Floor	83.24	896
<b>Total Net Internal Area</b>	<b>180.60</b>	<b>1,944</b>

## TENURE

The property is available by way of a sub-letting for a term expiring on the 17<sup>th</sup> September 2028.

## SERVICE CHARGE

Please get in touch for more information.

## BUSINESS RATES

The property is currently assessed with another floor and will need to be re-assessed. We would recommend that any interested parties speak to Cheshire East Council.

## EPC

The property has an EPC rating of B-49.

## SERVICES

Mains electric, gas, water and drains are believed to be connected to the property but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

Interested parties are advised to make their enquiries to the local Planning Authority – Cheshire East Council.

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

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## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

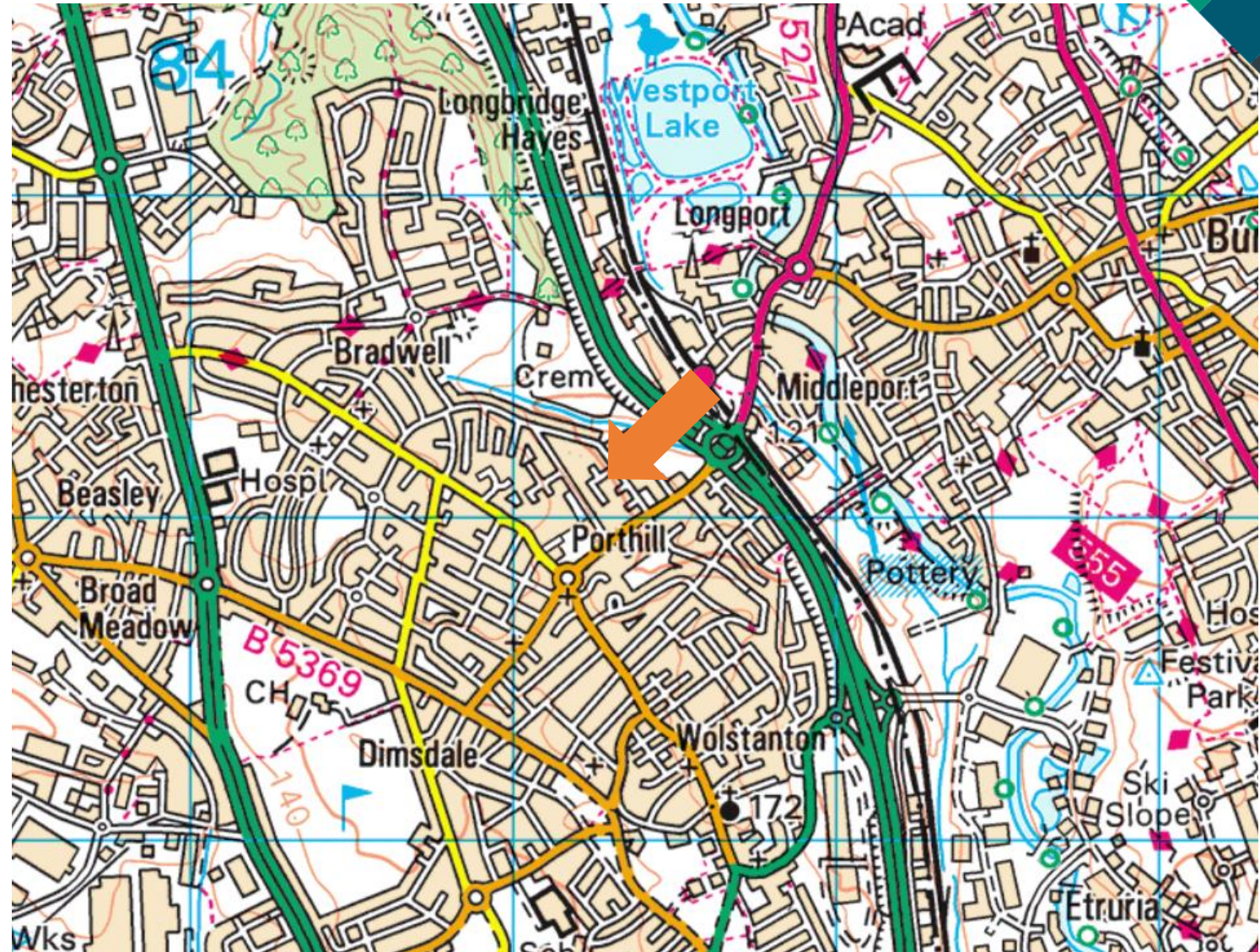
## CONTACT

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**Mounsey Chartered Surveyors,  
Lakeside, Festival Way, Festival Park,  
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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.