

RORY MACK

ASSOCIATES

TO LET:

From £515 +VAT

Park View Business Centre

Combermere, Whitchurch,
Shropshire, SY13 4AL



- Prestigious serviced offices
- Ample onsite free car parking available
- Back-up electricity generator on-site
- Great access via road (A530 Nantwich to Whitchurch), rail (Crewe Station 25 mins) and air (Manchester/Liverpool airports 55 mins)
- Receptionist and support services available
- On-site Café, gym and dog-walk area

COMMERCIAL ESTATE AGENCY
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E: enquiries@rorymack.co.uk



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

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

The serviced offices are located within a recently completed barn conversion offering modern and flexible accommodation to a superior standard. Great attention to detail and the importance of retaining the character of the building can be evidenced throughout, providing a mix of space and traditional quality.

LOCATION

Set within a pleasant rural location, the offices are conveniently located fronting the A530 on the Cheshire/Shropshire border some five miles northeast of Whitchurch and six miles southwest of Nantwich.

ACCOMMODATION

The available spaces include:

- Office EO: 111 ft²
- Office 4: 265 ft²
- Office 12/13: 429 ft²
- Office 19/30: 396 ft²
- Office Buttery: 277 ft² (includes private entrance and toilet)
- Office 33: 287 ft²
- Office C05: 411 ft²
- Unit 2 Warehouse: 3,552 ft² + VAT (includes roller shutter door and loading bay)

Office C05 + Warehouse Space (Total 3,613 ft²):

- Office: 464 ft²
- Storeroom: 259 ft²
- Warehouse: Up to 2,890 ft²

Interconnecting doorways can be arranged between a combination of the above offices, should a company be looking for larger spaces and have a need to accommodate more people

There is a meeting room available free for all tenants to use via a booking system on an hourly or half day basis

*An onsite Café/Sandwich Bar has recently been opened for lunchtime food and drink Monday – Friday. See: www.parkviewcafe.uk *

VAT

The rent is subject to VAT.

INCLUSIVE RENTAL

The accommodation is available on an all-inclusive basis, with the exception of telephone charges and business rates, which remain the direct responsibility of the tenant. The above rental prices include all of the following:

- Heating (air source pumps)
- Lighting and other electricity
- Broadband & telephone (prewired Cat 5 to fibre hubs/100MBS Internet broadband service)
- Kitchen facilities, cloakrooms and water
- Cleaning of communal areas
- Windows cleaning
- Ongoing Maintenance (internal and external)
- Buildings Insurance
- On-site security gates and 24-hour CCTV surveillance.

BUSINESS RATES

The units may be eligible for Small Business Rates relief. Interested parties are advised to make their own enquiries to the Local Authority.

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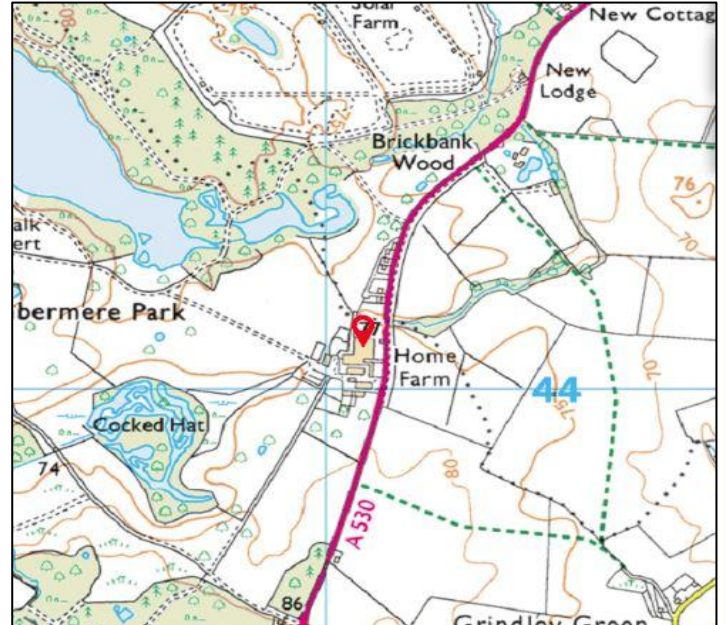
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ORDNANCE MAP



STREET MAP



TOWN MAP



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