

# OFFICE TO LET – UNIT 1

## SPRING FARM BUSINESS CENTRE

# SELBY RURAL

- ✦ SPRING FARM BUSINESS CENTRE, MOSS LANE, MINSHULL VERNON, CREWE, CHESHIRE CW1 4RJ
- ✦ 1391 SQ FEET (129 SQ METRES)
- ✦ FLEXIBLE TERMS
- ✦ AVAILABLE MID APRIL
- ✦ £2320 PCM + VAT
- ✦ FULLY SERVICED
- ✦ AVAILABLE AS A WHOLE OR WILL SPLIT





## LOCATION

Spring Farm Business Centre is a prestigious office development set in the heart of the Cheshire countryside. The traditionally constructed buildings offer individual office spaces for both established and start up business. The buildings are set in peaceful rural environment with good links by road, rail and air.

## DESCRIPTION

Unit 1 is a ground and first floor office area, with 5 office rooms, shared kitchen and w/c facilities.

## SERVICES

Electricity, water and internet connection via leaseline included in the monthly rent.

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## ACCOMMODATION

Ground floor

Office 1 – 4.28m x 4.12m

Office 2 – 3.27m x 2.58m

Shared kitchen and w/c facilities. Car parking.

First floor

Office 3 – 8.80m x 6.22m

Office 4 – 3.48m x 2.81m

Office 5 – 6.10m x 6.37m

## LEASE TERMS

£2330 per calendar plus VAT to include rent, water, internet and electric.

Three-year lease subject to the Landlord and Tenant Act 1954.

## VAT

The rent is subject to VAT @ 20%.

## RATEABLE VALUE

The unit is rateable over the two floors. Ground floor circa £1300. First floor circa £8700.



The Tenant will be responsible for business rates.

## EPC

Unit 1 has an energy performance rating of C.

## VIEWING

To be arranged through the agent – Tom Selby 01829 423 183 or 07590614002.



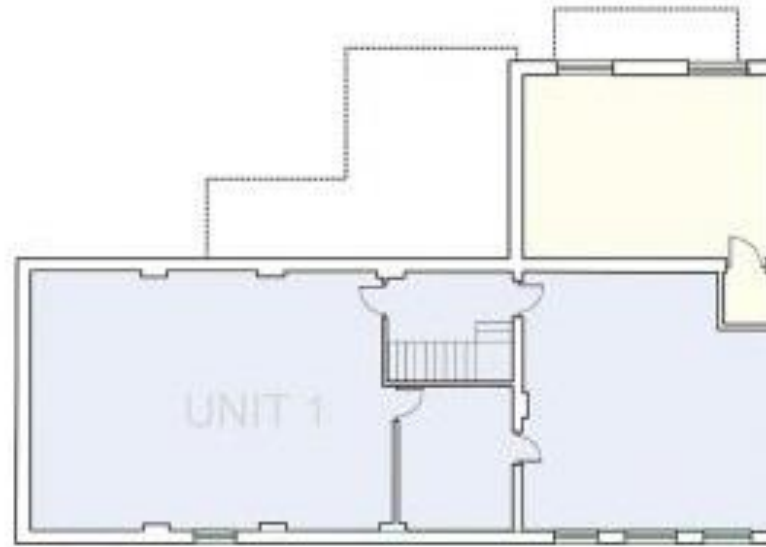


## SPECIFICATION

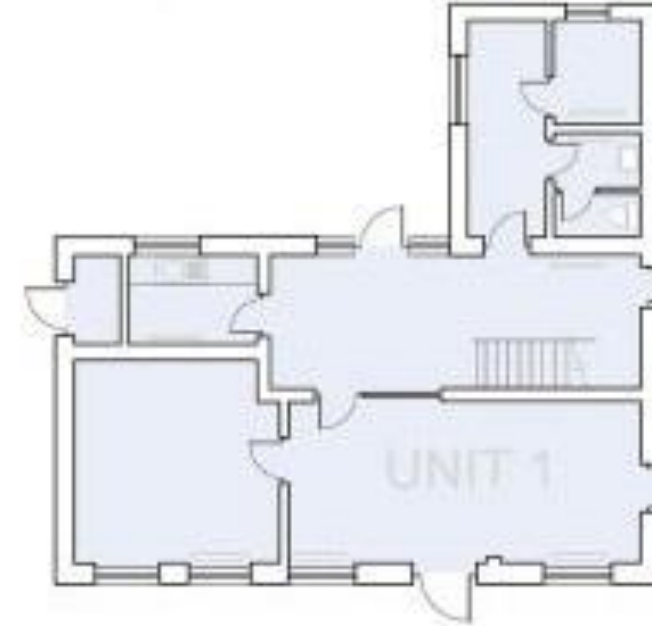
Each unit has the following specification:

- ✓ Carpeted and Decorated throughout
- ✓ Cat 2 Lighting
- ✓ Double Glazing
- ✓ Alarmed
- ✓ Central Fire alarm System
- ✓ Wall mounted electrical/computer cabling "Buzz Board"
- ✓ Fitted Kitchen
- ✓ Disabled Toilets

Spring Farm Business Centre is family-owned and the landlords are on-site.



First floor



Ground floor

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