

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 6: 246 sq ft
 - Office 4: 265 ft²
 - Office 12/13: 429 ft²
 - Office 19/30: 396 ft²
 - Office Buttery: 277 ft² (includes private entrance and toilet)
 - Office 28: (1st Floor) 361 sq ft
 - 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 C07 1,206 sq ft
- 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 *

x2 indoor Padel courts. Open 7 days/week 6am - 10pm.

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.

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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.

TENURE

The offices will be made available on a 1-month Licence Agreement on the basis that rent is paid monthly in advance throughout the term by way of Standing Order. There will be a one-month notice period to vacate.

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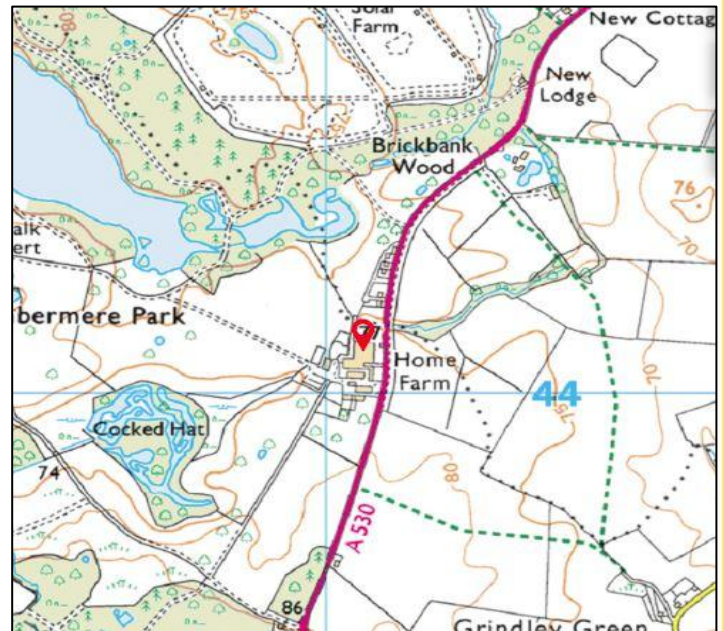
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TOWN MAP



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