### OFFICE TO LET — UNIT 2

## SELBY RURAL

# SPRING FARM BUSINESS CENTRE

- Y SPRING FARM BUSINESS CENTRE, MOSS LANE, MINSHULL VERNON, CREWE, CHESHIRE CW1 4RJ
- 638 SQ FEET (59 SQ METRES)
- ✓ FLEXIBLE TERMS
- AVAILABLE IMMEDIATLEY
- # £1000 PCM + VAT



#### **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 2 is a ground floor office area, with 2 offices, shared kitchen and w/c facilities.

#### **SERVICES**

Electricity, water and internet connection via leaseline.

#### **ACCOMMODATION**

Office 1 - 4.24m x 5.13m Office 2 - 6.09m x 6.17m

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Shared kitchen and w/c facilities. Car parking.

#### **LEASE TERMS**

£1000 per calendar plus VAT to include rent, water 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 has a rateable value of £5,900. The Tenant will be responsible for business rates.

#### **EPC**

Unit 2 has an energ<sub>)</sub> performance rating of C.

#### **VIEWING**

To be arranged through the agent – Tom Selby 07590614002





#### **SPECIFICATION**

Each unit has the following specification:

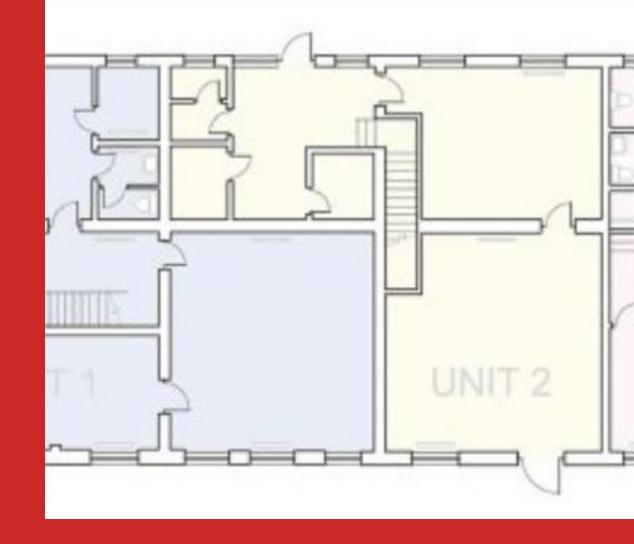
- Carpeted and Decorated throughout
- Y Cat 2 Lighting
- P Double Glazing
- Alarmed
- Y Central Fire alarm System
- Wall mounted electrical/computer cabling "Buzz Board"
- Y Fitted Kitchen
- P Disabled Toilets

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

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#### **SELBY RURAL LLP.**

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