

OFFICE TO LET—UNIT 1

SPRING FARM BUSINESS CENTRE

669 SQ FT (62.16 M2)

SPRING FARM BUSINESS CENTRE | MOSS LANE | MINSHULL VERNON | CREWE | CW1



- £9,600 PA PLUS VAT (£800 PCM PLUS VAT)
- FLEXIBLE TERMS
- AVAILABLE NOW
- ELIGIBLE FOR SMALL BUSINESS RATES RELIEF
- FULLY SERVICED

DESCRIPTION

Unit 1 is a first floor office area, with 2 office rooms, shared kitchen and w/c facilities.

ACCOMODATION

Ground floor—Shared kitchen and w/c facilities. Car parking.

First floor—Main office 8.44 x 6.21 m, adjoining office 3.47 x 2.81 m.

SERVICES

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

LEASE TERMS

£9,600 per annum plus VAT to include rent, water, internet and electric. 1 to 3 year lease subject to the Landlord and Tenant Act 1954.





LOCATION

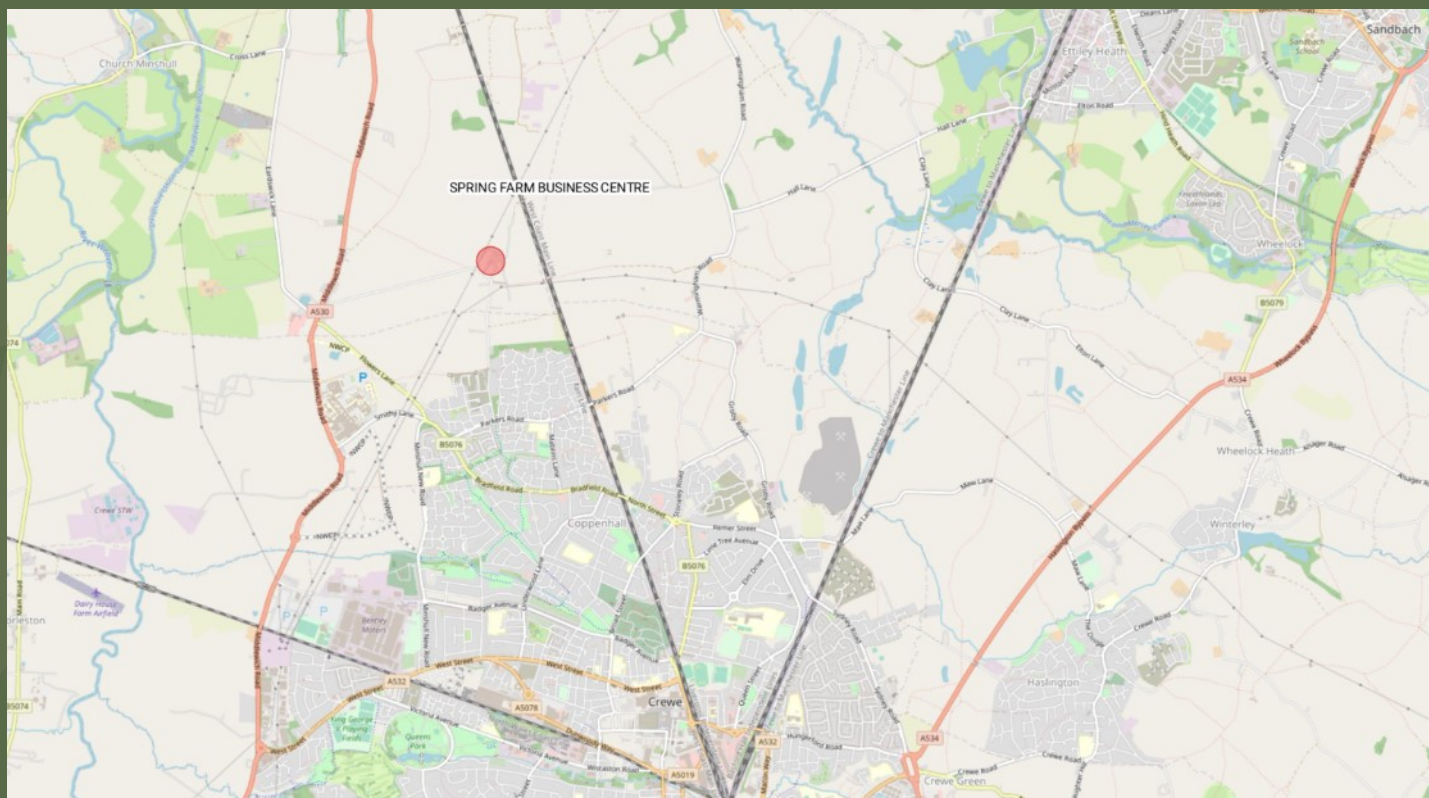
Spring Farm Business Centre is a prestigious office development set in the heart of the Cheshire countryside. The traditionally constructed buildings offer individual office spaces for both established and start up business. The buildings are set in peaceful rural environment with good links by road,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

EPC

Unit 1 has an energy performance rating of C.

BUSINESS RATES

The office is eligible for small business rates relief.





SPECIFICATION

The office 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.

VIEWING

By appointment with the agent.

SELBY RURAL
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Tom Selby

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SELBY RURAL LLP.

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Company Registration No: OC443381

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