

# OFFICE TO LET – OFFICE 4

# SELBY RURAL

## UNIT 1

## SPRING FARM

## BUSINESS

## CENTRE



- ✦ **SPRING FARM BUSINESS CENTRE, MOSS LANE, MINSHULL VERNON, CREWE, CHESHIRE CW1 4RJ**
- ✦ **380 SQ FEET (35 SQ METRES)**
- ✦ **FLEXIBLE TERMS**
- ✦ **AVAILABLE IMMEDIATELY**
- ✦ **FULLY FURNISHED**
- ✦ **£650 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

Office 4, Unit 1 is a first floor area, with 1 office, shared kitchen and w/c facilities.

## SERVICES

Electricity, water and internet connection via leaseline.

## ACCOMMODATION

Office 4 – 380 ft<sup>2</sup> (35m<sup>2</sup>)

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Shared kitchen and w/c facilities. Car parking.

## LEASE TERMS

£650 per calendar plus VAT to include rent, water and electric.

A 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 £3,200. The Tenant will be responsible for business rates.

## EPC

Office 4, unit 1 has an energy performance rating of C.

## VIEWING

To be arranged through the agent:

Tom Selby 07590 614002





## 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.

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