

RORY MACK

ASSOCIATES

**TO LET: From £1,940 pa. (£10 per sq ft pa)**

## 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  
VALUATIONS  
RENT REVIEWS & LEASE RENEWALS  
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS  
BUILDING SURVEYS  
EXPERT WITNESS REPORTS  
RATING APPEALS

SCHEDULES OF CONDITION  
SCHEDULES OF DILAPIDATIONS  
RESIDENTIAL LETTINGS  
CPO NEGOTIATIONS

Holly House,  
37 Marsh Parade,  
Newcastle-under-Lyme,  
Staffordshire ST5 1BT

**T:** 01782 715725

**F:** 01782 715726

**E:** [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)



Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

[WWW.RORYMACK.CO.UK](http://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

| GROUND FLOOR | Sq. Ft. | MONTHLY RENT       | PEOPLE CAPACITY |
|--------------|---------|--------------------|-----------------|
| 27:          | 287     | £10 per sq. ft. PP | 2-3             |
| 37:          | 287     | £10 per sq. ft. PP | 2-3             |
| 53:          | 335     | £10 per sq. ft. PP | 2-4             |
| D2:          | 396     | £10 per sq. ft. PP | 2-4             |

## FIRST FLOOR

|      |       |                    |      |
|------|-------|--------------------|------|
| 106: | 1,134 | £10 per sq. ft. PP | 8-12 |
|------|-------|--------------------|------|

\*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](http://www.parkviewcafe.uk) \*

## STORAGE SPACE

From 160 ft2 (Container) ... to 18,000 ft2 available.

## 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.

## 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.

C01237/04032021

# RORY MACK

## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

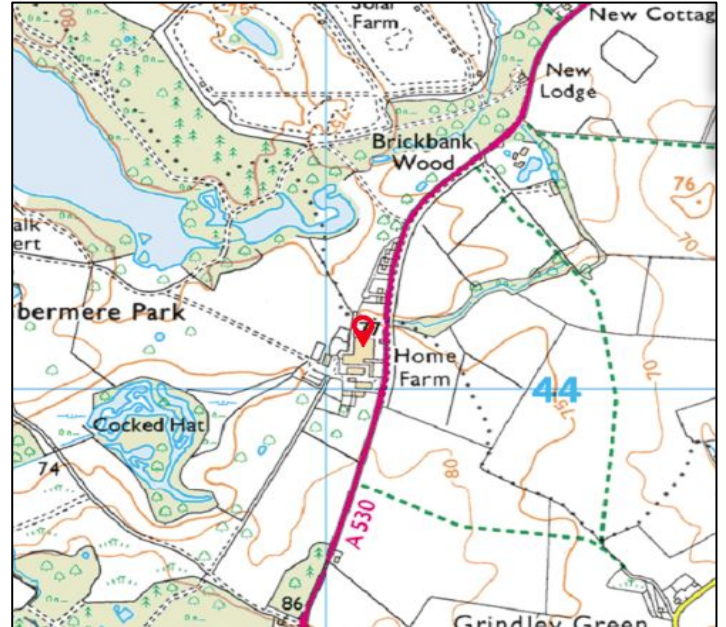
[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)



ORDNANCE MAP



STREET MAP



TOWN MAP



Strictly by appointment through agents:

Rory Mack Associates

T: 01782 715725

F: 01782 715726

E: [enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)