

RORY MACK

ASSOCIATES

TO LET:

£55,400 PAX

Park View Business Centre

Whitchurch Road, Nantwich,  
Cheshire, SY13 4AL



- Warehouse premises in rural location fronting A530
- Designated yard & parking/loading area
- GIA: 18,470 sq.ft. (1,716 sq.m.)
- Can be split to make 8,051 sq ft / 10,419 sq ft units
- Building upgrades available by further negotiation

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BUILDING SURVEYS  
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SCHEDULES OF CONDITION  
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Rory Mack Associates Ltd.  
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Reg No. 6424169

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### GENERAL DESCRIPTION

A large warehouse unit forming part of the popular Park View Business Centre constructed by means of steel portal frame with an eaves height of 11ft 9 inches. Formerly used for agricultural purposes the premises can either be let in its current form, although will be partly refurbished to include new gable elevations with access doors. Alternatively, more substantial upgrades can be carried out, subject to further negotiations, which will principally include an increased rent and minimum fixed term lease. Externally, the premises benefits from its own yard providing onsite parking, circulation and loading areas and has a prominent main road frontage to the A530 (Whitchurch Road). The premises can be let as a single unit or split as per the areas below.

### LOCATION

Set within a pleasant rural location and forming part of the Park View Business Centre, the property enjoys main road frontage to the A530, which provides a direct route into Whitchurch (approx. 5 miles to the south) and Nantwich (approx. 6 miles to the north). Junction 16 of the M6 is 12 miles to the east

### ACCOMMODATION & RENTALS

<b>Warehouse 1</b>	<b>10,419 sq. ft.</b>	<b>£31,250 pax</b>
<b>Warehouse 2</b>	<b>8,051 sq. ft.</b>	<b>£24,150 pax</b>
<b>Whole Building</b>	<b>18,470 sq. ft.</b>	<b>£55,400 pax</b>

### SERVICES

Mains water and electricity connected and separately metered. No services have been tested by the agents.

### VAT

The rent is subject to VAT.

### EPC

In its current form and with an anticipated low energy usage, an EPC is not required.

### BUSINESS RATES

Rates to be assessed.

### TENURE

Available on a new Full Internal Repairing and Insuring Lease for a term of years to be agreed, subject to rent reviews every three years and with each party and bearing their own legal costs.

### VIEWINGS

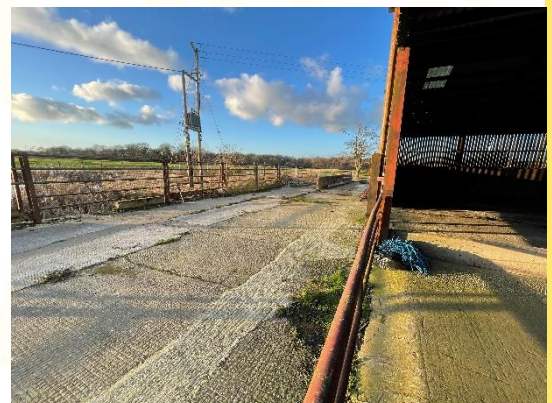
Strictly by appointment through agents:

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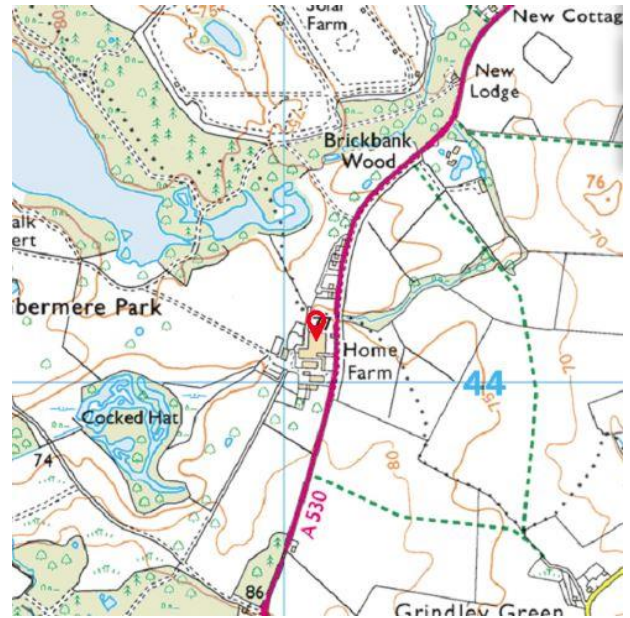
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**ORDNANCE MAP**



**STREET MAP**



**TOWN MAP**



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