

OFFICE LETTING OPPORTUNITY- 4,360 ft²

Spring Farm Business Centre,
Minshull Vernon, Moss Lane, Crewe,
Cheshire CW1 4RJ

PRICE ON APPLICATION + VAT

SUMMARY

A rare opportunity to occupy part of a traditional farm building as offices or the potential for another use (subject to planning).

THE BUILDING

Constructed of red brick with a slate roof, the building extends over two storeys. On the first floor is a reception area, two W/C's and a kitchenette. The second floor is currently partially sub-divided into a waiting room, several treatment rooms, and an open plan exercise studio. Dividing walls can be removed if required.

INTERNAL MEASUREMENTS

First Floor

Reception – 4.40m x 4.20m

Gentleman W/C – 1.90m x 1.50m

Women / Disabled W/C facility – 1.90m x 1.50m

Kitchenette – 1.39m x 1.82m

Second Floor

Open plan studio - 6.10m x 5.90m

Waiting room – 3.05m x 2.48m

Treatment room – 7.02m x 2.78m

Treatment room – 2.03m x 2.78m

ACCESS & SITUATION

Located in open countryside in a delightful rural location, the property is accessed along a private driveway leading directly from Moss Lane. The Business Centre is located approximately 3 miles north of Crewe.

MAINTENANCE, REPAIR AND INSURANCE

The Tenant will also be responsible for the insurance of their contents, with the Landlord insuring the building itself. The Tenant will also be responsible for the payment of business rates.

CAR PARKING:

The Tenant will have the right to occupy spaces in a carpark shared with other units on the Business Park.

VIEWINGS

Viewings are available upon an appointment only basis, please contact the Letting Agent on 01829 773000.

DEPOSIT

A three-month deposit will be required prior to Tenant's taking possession of the holding.

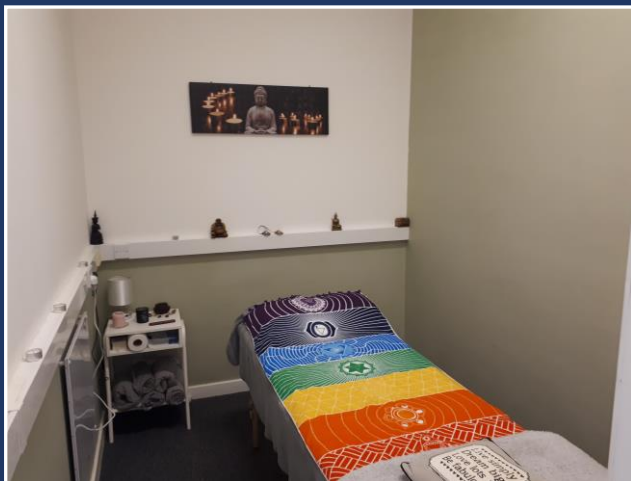
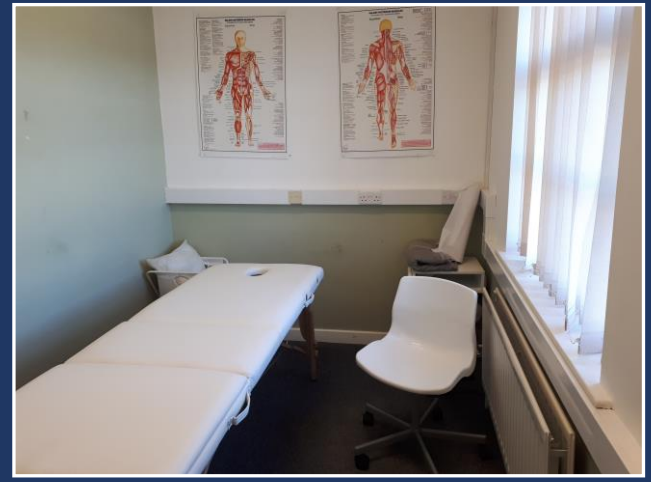
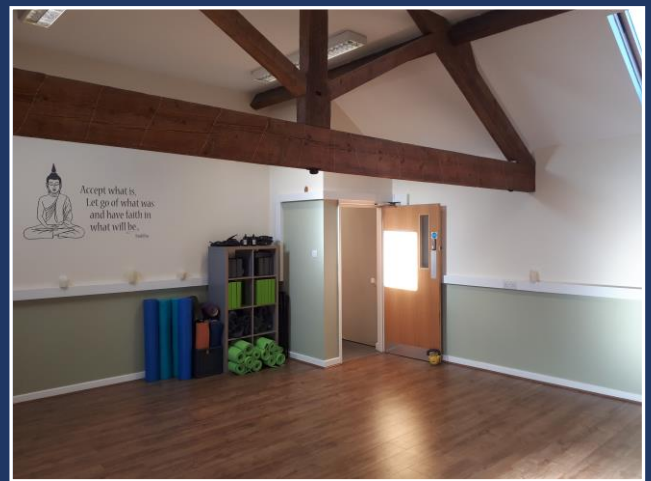
SERVICES

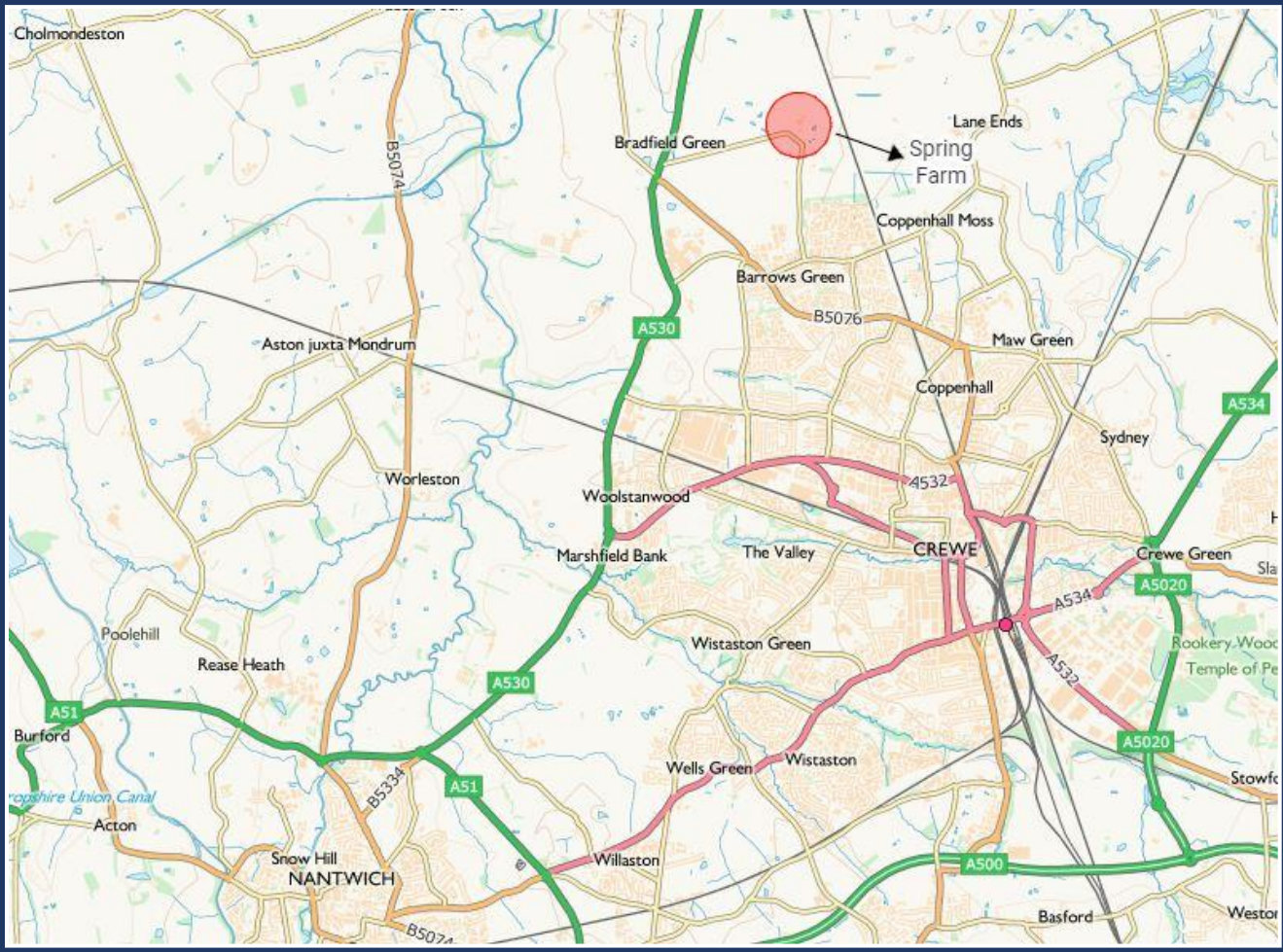
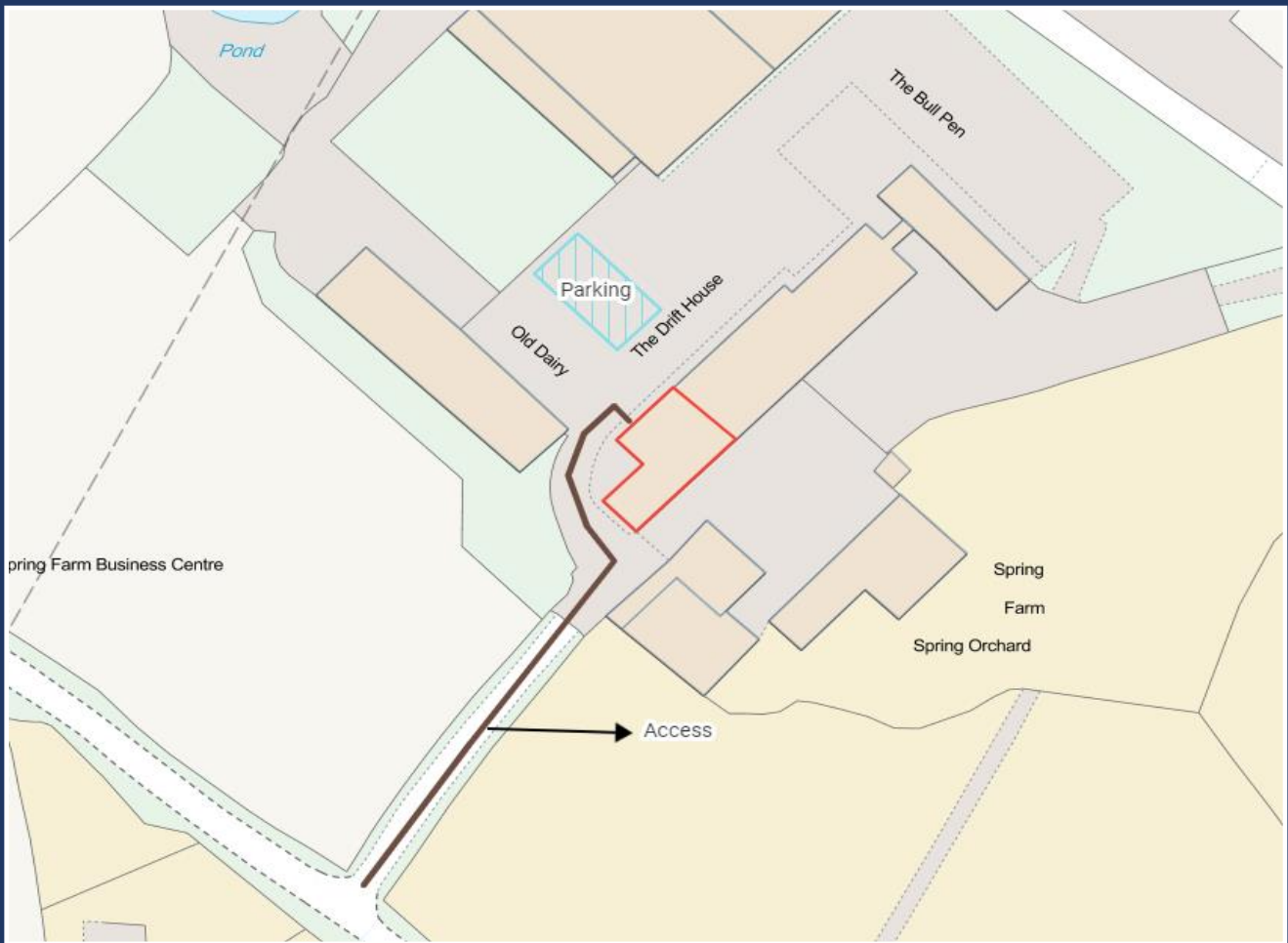
Mains water, private septic tank drainage and mains electric. Connection to high speed broadband is available from the Landlord by negotiation.

USE

The building has planning consent for office use. Other businesses require a change of use application and will enter an agreement at their own risk, terms of agreement to be agreed between the parties.

**For further details please contact
Tom Selby of Rostons on 01829 773000 or tonselby@rostons.co.uk**





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