

to let

Stunning Barn Conversion Offices

456.2 m² (4,911 ft²) or 308.9 m² (3,325 ft²)



The Barns
Limes Lane
Higher Whitley
Cheshire
WA4 4DU

- Delightful Rural Location
- 1/2 Mile from Junction 10 of M56
- Beautifully Appointed
- Two Size Options Available

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in a rural 'Green Belt' area, along a private road just off the A49, half a mile from junction 10 of the M56 Motorway, which provides convenient links to the surrounding Motorway network, Manchester Airport, Manchester City Centre and Chester City Centre.

Description

We are delighted to offer for rental a stunning barn conversion office building, that has been recently renovated to a first class office specification.

The property is arranged over two floors, around a walled courtyard setting, that includes car parking for up to 20 cars.

A new lease is available direct from the Landlords for either the whole building or just the main barn area, to provide flexibility to suit ingoing Tenant's requirements.

Internally the office specification is to an extremely high standard with high quality fittings and modern decorative finish.

A unique feature of the property is the welcoming entrance reception area with glazed Director's office overlooking.

WC and kitchen facilities are provided throughout the property.

Accommodation

Whole Building	456.2 m ²	4,911 ft ²
Main Barn Only	308.9 m ²	3,325 ft ²

Rates

The Rateable Value of the whole building is £28,750 with a Business Rates payable of £14,346.25.

Should the main barn be leased separately, then the Rateable Value will need to be reassessed accordingly.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a minimum 3 year term, incorporating periodic upward only rent reviews.

Rental

Whole Building: £75,000 per annum.

Main Barn Only: £50,000 per annum.

VAT

The above rentals are quoted exclusive of VAT, should it be applicable.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band E



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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