

Timothy a
brown



Unit 3 Offices, Stud Green Industrial Park,
Booth Lane, Moston,
Sandbach, Cheshire CW11 3QF

Annual Rental Of £110,000
(exclusive) + fees

- MODERN OFFICES 10,120 SQ FT
- PRESTIGIOUS RECEPTION SPACE
- AIR SOURCED HEATING & AIR CONDITIONING
- QUALITY W.C.'s WITH SHOWER & DISABLED FACILITIES
- EXTENSIVE PARKING
- SOLAR PANELS & ELECTRIC VEHICLE CHARGING POINTS
- CLOSE TO M6 MOTORWAY

Offices 10,120 FT2 (940 m2) close to M6 motorway set in a site of 1.60 hectares (3.96 acres).

Rent £110,000 p.a.

The office building was refurbished in c.2015 to a high standard and still provides a 'WOW factor'.

The modern offices have air conditioning, perimeter trunking, quality W.C.'s including shower and disability facilities, 2x kitchenettes and underfloor heating.

The reception provides a prestigious entrance with full height glazed windows with flat roof, finished as a green roof with various grasses and plants.

The property benefits from solar panels, air sourced heating system, and has charging facilities for electric vehicles.

There is extensive car parking.

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CREDIT CHECK: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

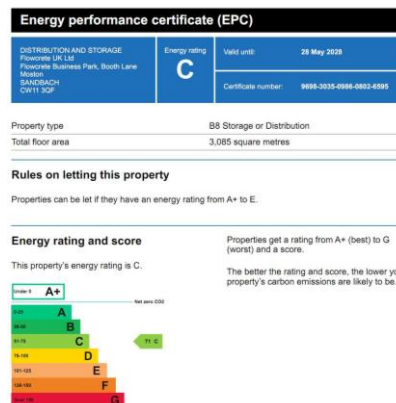
LOCAL AUTHORITY: Cheshire East

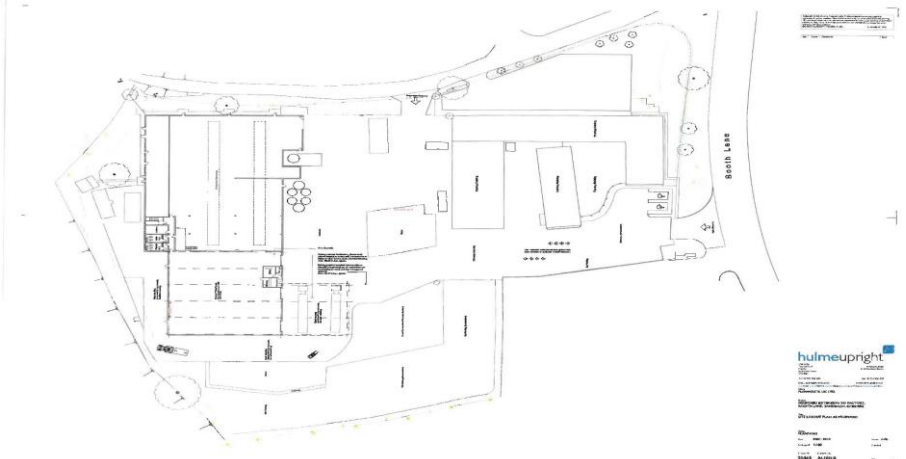
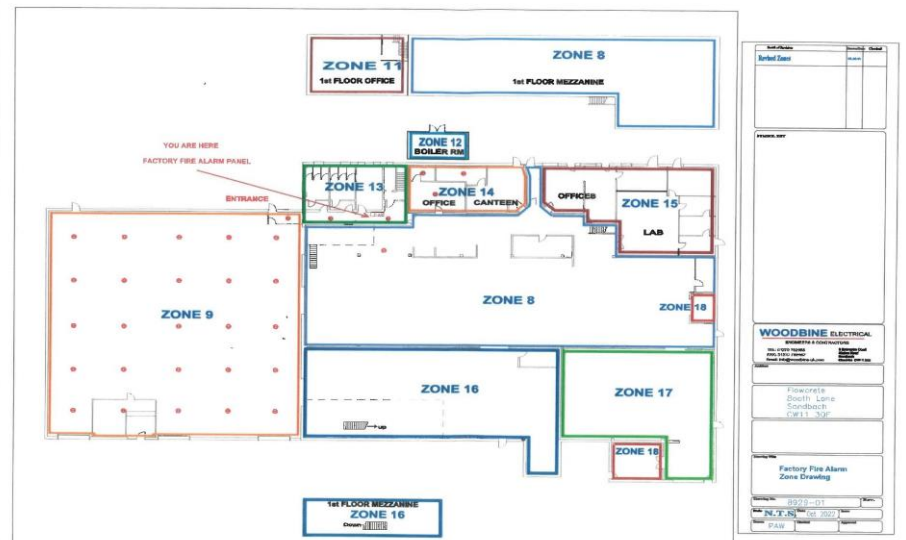
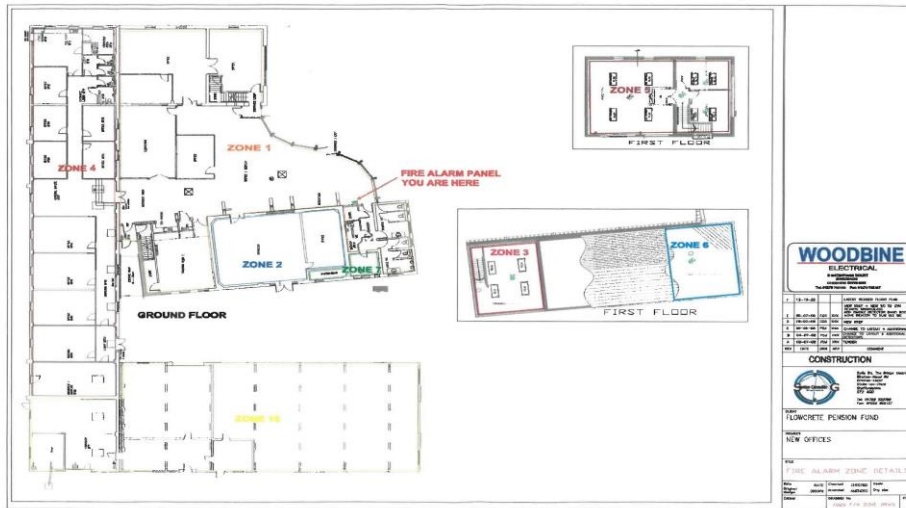
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