

TO LET

ALL SAINTS CHURCH

BALTERLEY, NEAR CREWE, CW2 5QH



OFFICE PREMISES

1,247 SQ FT (115.89 SQ M) (Approx. Total Gross Internal Area)

- Fully refurbished former church
- Potential for a range of uses (subject to planning)
- Rural location
- Excellent parking
- Unique space

LOCATION

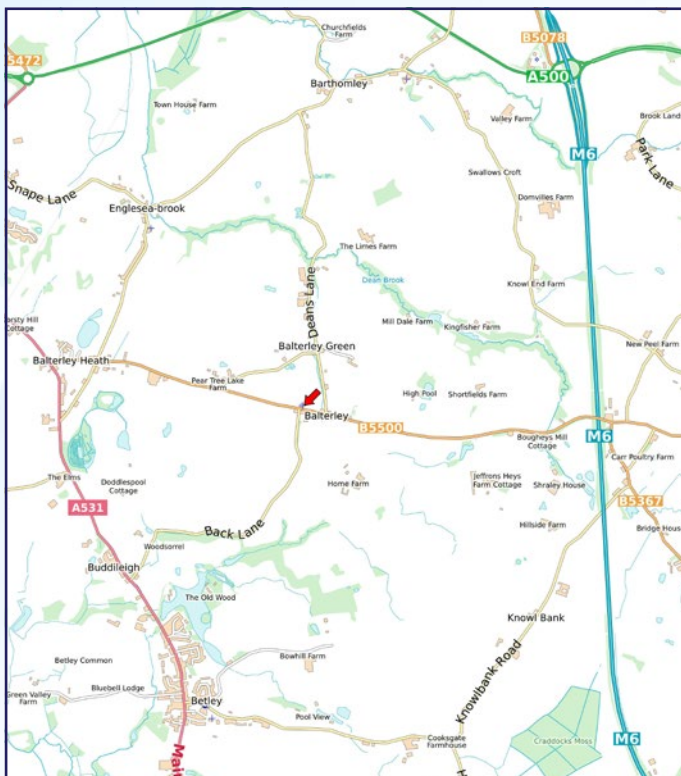
The property is located in Balterley which is approx. 3 miles from Junction 16 of the M6 and the A500. The property is predominantly located on the B5500 opposite Back Lane.

DESCRIPTION

The premises comprises a former church building which has been converted for use as offices or alternative uses subject to planning. The property has been fully refurbished to a high standard with new:

- Kitchen
- Toilets
- Heating
- Perimeter trunking with Cat 6 data
- LED lighting
- Carpets
- A large secure car park to the side with electric gates/intercom

POSTCODE: CW2 5QH



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	115.89	1,247

RENT

POA

EPC

Exempt due to the property being a listed building.

RATEABLE VALUE

Further details available from the agents.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices are quoted exclusive of VAT which we understand will be chargeable.

TENURE

The units are available by way of new full repairing and insuring leases on terms to be agreed.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1271 Date: 02/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

