

TO LET

BOOTH LANE
SANDBACH CW11 3QF



OFFICE PREMISES

181 - 8,689 sq ft (16 - 807 sq m) (Approx. Total Gross Internal Area)

- Good parking
- Close to train station
- Meeting room

LOCATION

The premises are situated on the A533 Booth Lane approximately 1.5 miles to the West of Sandbach Town Centre and 5 mins walk from Sandbach Train Station. Crewe Town Centre is approximately 6 miles to the South West, Junction 17 of the M6 motorway is approximately 3 miles to the east

DESCRIPTION

The property comprises a former head quarters office building which has a large reception area. The property benefits from a large car park, a communal meeting room, with LED lighting and multiple kitchens & toilets throughout the office space. The property is split into small suites from 181 sq ft, the office suites can be opened up to open plan and taken on a floor by floor basis.



POSTCODE: CW11 3QF



ACCOMMODATION

Suites from 181 SQ FT (16 sq m2) upto 8,689 SQ FT (807 sq m2)

TENURE

Available on a new lease on terms to be agreed.

PLANNING

Interested parties to make their own enquiries to Cheshire East Council Planning Department on 0300 123 5014.

RENT

POA.

BUSINESS RATES

The office is currently needing to be split into new suites. Occupies should enquire with Cheshire East Council.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – B (50).

SERVICES

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

LEGAL COSTS

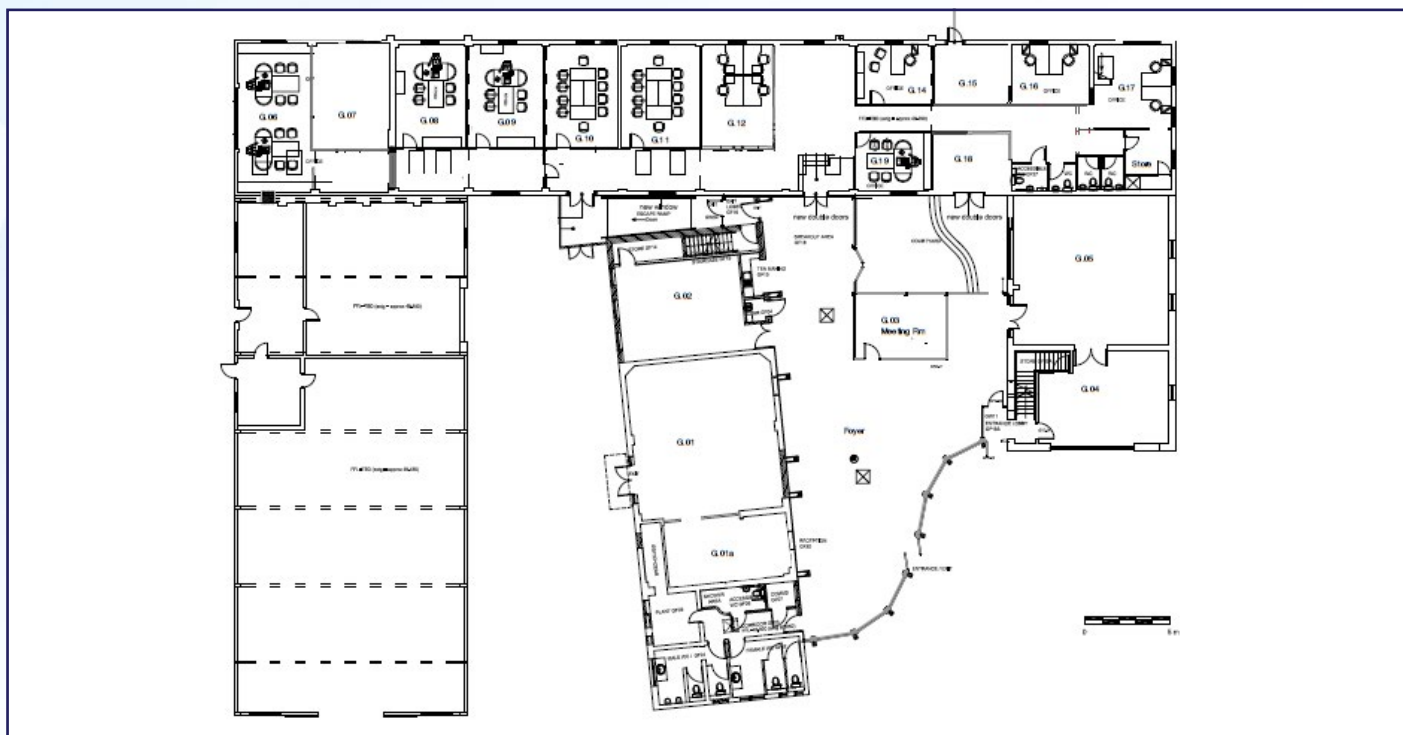
Each party to be responsible for their own costs incurred in this transaction.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

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



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1276 Date: 04/25

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 lessees 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.

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