

TO LET

1ST FLOOR, 1 THE COMMONS
SANDBACH CW11 1EG



OFFICE PREMISES

2,594sq ft (240.99 sq m) (Approx. Total Gross Internal Area)

- Open plan space
- Self contained
- Meeting room
- Town centre location

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 5.4 miles to the South West, Junction 17 of the M6 motorway is approximately 1 mile to the east. The property benefits from having nearby occupiers such as Morrisons Daily, Savers, Peacocks, Costa Coffee, Boots and Chatwins.

DESCRIPTION

The property is a first floor office space which is self contained. The premises comprises predominantly open plan space with partitioned meeting room space. The property benefits from suspended ceiling, three sets of toilets, kitchen, florescent tube lighting and great natural light.

The property is situated next to the Commons car park which is a free car park.



POSTCODE: CW11 1EG



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	240.99	2,594

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

Rateable Value (2026) - £26,000

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.

EPC

EPC Rating – C (70)

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: 05/25

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.

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