

to let

Office

99.6 m² (1,072 ft²)



Suite E, East Barn
Rouge Farm
Bentley's Farm Lane
Higher Whitley
WA4 4PY

- Quiet Rural Location.
- Converted Barn Accommodation.
- On-Site Parking.

MORGANWILLIAMS.com

01925 414909

Location

Situated in a rural area and surrounded by farmland, this office is located off Bentleys Farm Lane, which links with the A149 Tarporley Road to the west and the A559 Northwich Road to the east.

Junction 10 of the M56 is 2 miles to the north of the premises, which in turn connects with the M6 at Junction 20A at the next junction to the east.

Description

The property comprises an end unit within a small, well presented converted barn development.

Internally the space provides two open plan rooms, with a WC, shower and kitchen area.

Wall mounted air conditioning units provide both heating and cooling.

There is parking to the front of the unit.

Accommodation

Net Internal Area

Total	99.6 m ²	1,072 ft ²
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Services

Mains electricity, water and drainage are connected.



Rates

Rateable Value: TBC

Payable 2022/23: TBC

We understand that the suite will qualify for small business rate relief, subject to the tenants eligibility. Tenants can confirm their eligibility through the Local Authority.

Lease Terms

Available by way of a new tenants repairing lease for a negotiable term (minimum 12 months).

Rental

£17,500 per annum.

The rent is inclusive of water, sewerage and insurance.

The electricity is charged based on a metered usage.

Legal Costs

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

Contact

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

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band TBC

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.