

**CALICO HOUSE
CALICO LANE
FURNESS VALE
SK23 7SW**

TO LET

**A RANGE OF GOOD QUALITY OFFICES SUITED TO
CONSULTANTS & SMALL BUSINESSES**



**FROM ONE PERSON OFFICES OF 184 SQ FT
THROUGH TO A SUITE OF 678 SQ FT**

- CALICO HOUSE BUSINESS CENTRE – AIMED AT SMALL BUSINESSES
- LANDSCAPED SETTING WITH LARGE CAR PARK
- ON SITE CAFÉ
- VARIOUS OFFICE SIZES
- ALSO STORAGE ROOMS FOR STOCK OR SMALL BUSINESS MACHINES

4 Park Place Leeds LS1 2RU

0113 243 0920

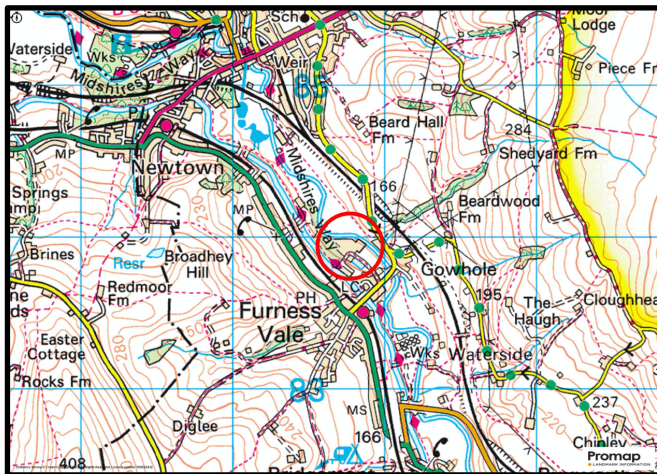
www.tappcs.co.uk



LOCATION

Calico House is situated just off the A6 in Furness Vale and between New Mills and Whaley Bridge. Stockport to the north west is 10 miles with Manchester 20 miles. Buxton to the south east is 10 miles.

From Buxton Road A6 turn north into Station Road, pass Furness Vale train station crossing and then turn left into Calico Lane and which can be identified by the large sign board.



DESCRIPTION

Calico House forms part of our clients extensive multi tenanted business centre. It is home to a variety of companies in manufacturing, technology and wholesale. At the end of Calico Lane turn left into the large car park and the Calico House can be easily identified from the car park.

Calico House is a three story business centre. The second floor is singly let to Solid Solutions. The first floor offers a range of offices suited profession firms and small businesses. Further offices and store rooms are located on the ground floor fitted to a more basic standard. Each floor benefits from male and female WC's and a tenant kitchen.



First Floor Common Parts



ACCOMMODATION & RENTS

We have various first floor offices available to let as set out below:

Office 1	1 or 2 persons	184 sq ft	£4,600 per annum
Office 6	2 to 4 persons	247 sq ft	£6,200 per annum
Office 9	Up to 10 persons	678 sq ft	£13,600 per annum

Ground floor office / storage units

Room 1	357 sq ft	£6,000 per annum
Room	171 sq ft	£3,400 per annum
Room 8	214 sq ft	£4,250 per annum
Room 11	681 sq ft	£10,200 per annum

Contact us if your requirement isn't met by the above as we may still be able to accommodate you.



Typical Office

TERMS

The offices are available to let on three year terms.

Our client uses a short lease form to access can be agreed quickly.

Tenants pay their own electricity costs and rates although suites are likely to benefit from Small Business Relief.

VIEWING AND FURTHER INFORMATION

For further information, to make arrangements to inspect or to discuss how Calico House can accommodate your business please contact:

Tapp Chartered Surveyors on 0161 989 4400

SUBJECT TO CONTRACT

Details prepared November 2023



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.