

The Station House, Plumley Moor Road, Plumley, WA16 9RX



“ Fantastic opportunity to be situated in beautiful surroundings within a unique space. ”

TO LET

**UNIQUE OFFICES WITHIN
A CONVERTED RAILWAY STATION
WITH CAR PARKING
2,115 SQ FT**

**t: 01625 800 066
t: 01565 260 000**

LOCATION

The offices are located on Plumley Moor Road off the A556 at its junction with smoker public house the property is on the left-hand side after the railway bridge and just before the Golden Pheasant public house.

The property is three miles to the west of J19 of the M6 and mid-way between Knutsford and Northwich.

Plumley is an attractive rural location yet very close to Manchester Airport and the National motorway network. The Regional Railways service connects Chester and the Manchester Metrolink at Altrincham.

DESCRIPTION

Constructed in 1863 and converted into offices in 1997 following extensive restoration. Formerly the station master's house, waiting rooms and booking office but now carefully converted to a high-quality, self-contained office without losing any of the charm or character of the original buildings.

Accommodation comprises, entrance porch, reception area, meeting room, three private offices, two general offices, kitchen, WC's and external store room.

CAR PARKING

12 car parking spaces are provided within the secure site.

SIZE

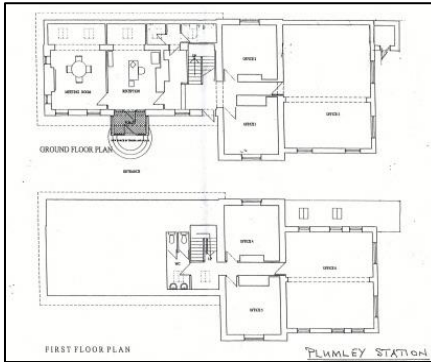
2115 sq ft measured on the net internal basis.

RENT

£47,500 subject to VAT.

RATES

Current rateable value £25,500.



SERVICES

Mains water, BT, gas and electricity are connected. Drainage is to a septic tank. Gas-fired central heating. Red care GSM intruder alarm, fire alarm and under floor trunking with Cat 5 cable distribution.

LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be negotiated incorporating three yearly upward only rent reviews.

LEGAL COSTS

The tenant is to be responsible for the landlord's professional costs in connection with the preparation of the lease.

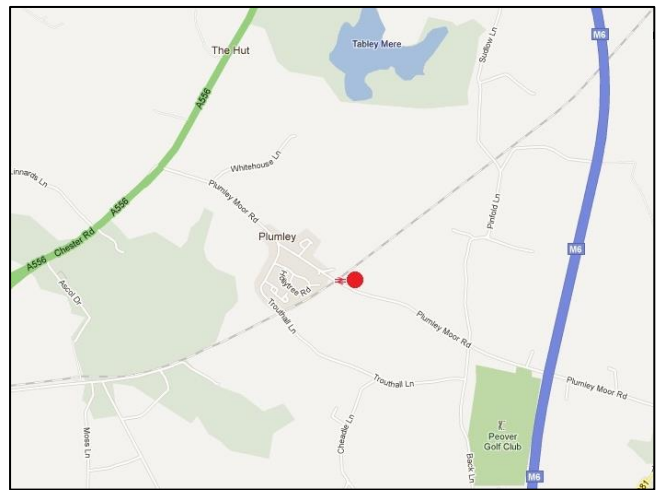
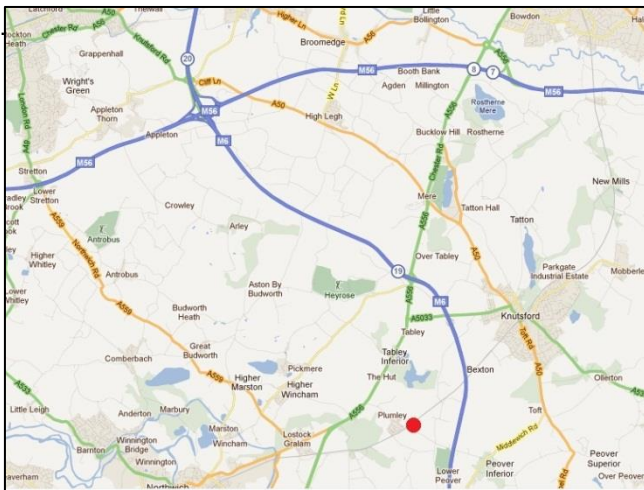
VAT

The rental and all other costs will be subject to VAT.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
May 2023**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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