



5 The Clocktower

Manor Lane, Holmes Chapel, CW4 8DJ

Modern Offices With Parking in Courtyard Setting - To Let May Sell

1,993 to 3,986 sq ft
(185.16 to 370.31 sq m)

- WALKING DISTANCE FROM TRAIN STATION
- BUILDING FITTED TO HIGH STANDARD
- SHORT WALK TO HOLMES CHAPEL
- 3 MIN DRIVE TO M6

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Summary

Available Size	1,993 to 3,986 sq ft
Rent	£70,000 per annum
Rates Payable	£6.49 per sq ft
Rateable Value	£50,500
VAT	All prices are exclusive of but may be liable to VAT
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs
EPC Rating	C

Description

The Clock Tower is a high quality development of modern self-contained office buildings of two storey brick construction with pitched roofs.

Built to a high standard, the offices are ideally suited to businesses requiring modern, efficient premises. The buildings are fully alarmed and have key code entry systems. The whole scheme benefits from CCTV which is remotely monitored.

The subject accommodation is currently arranged on the ground floor to provide a mix of open plan and private offices, meeting rooms and kitchen. These have been created by way of high quality partitioning which incorporates polar glazing in some areas. In addition the accommodation has been 'flood wired' with Category 5 cabling. This would mean an occupier could move in immediately with little 'fit-out' work required.

Location

The Clock Tower is a courtyard scheme of individual office buildings in an attractive setting adjacent to Holmes Chapel railway station. The development is on Manor Lane close to the A54 and junction 18 of the M6 motorway. Holmes Chapel town centre is within half a mile and Manchester Airport is approximately 11 miles away.

There is an abundance of amenity within Holmes Chapel, including Costa Coffee, Sainsburys Local, Tescos Express, Aldi and a number of independent retailers and cafe's including Mandeville's bakery, Holmes Sweet Home and Charlies Bar.

Accommodation

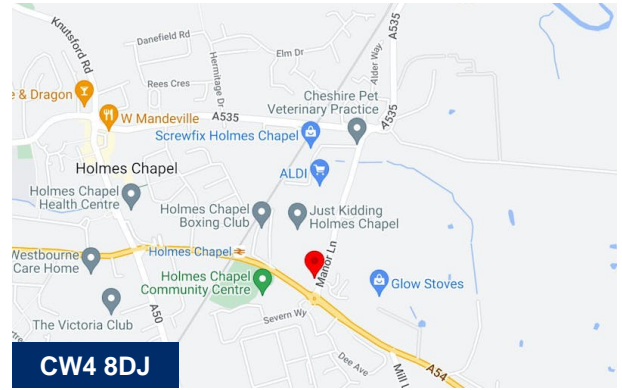
Name	sq ft	sq m	Availability
Ground	1,993	185.16	Available
1st	1,993	185.16	Available
Total	3,986	370.32	

Viewings

Strictly by appointment with sole agents HALLAMS

Terms

The premises are available by way of a new lease for a term of years to be negotiated, alternatively the long leasehold interest in the property can be purchased.



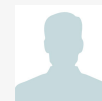
Viewing & Further Information



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