



Unit A1

Manor Point Business Park, Holmes Chapel, CW4 8GL

To Let - Industrial Trade Counter Unit Located on a High Quality Trade/Business Park

3,916 sq ft
(363.81 sq m)

- Assignment of Existing Lease Expiring 2031
- EPC Rating A
- Steel Portal Frame with Minimum 6m to Eaves
- Offices on 1st Floor Mezzanine
- Roller Shutter Door Access
- Dedicated Loading and car Parking
- Great Location Near to M6

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Summary

Available Size	3,916 sq ft
Passing Rent	£39,160 per annum
Rates Payable	£4.11 per sq ft
Rateable Value	£32,250
VAT	Applicable. All rents/prices are net of but liable to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	A (22)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,191	296.45	Available
Mezzanine	725	67.35	Available
Total	3,916	363.80	

Description

Manor Point was built less than 3 years ago to a very high standard, creating a high quality mixed use Trade/Business Park environment. The units are of steel portal frame in construction with a minimum height of 6m to the eaves, roof and elevations are clad with insulated profile steel with a glazed element to the pedestrian entrance making it ideal for trade and retail use. The unit also benefits from a roller shutter door and high quality offices to the first floor. The ground floor entrance has been fitted out as a small showroom area. The unit benefits from 3 phase power.

Adjacent occupiers include, Screwfix, Toolstation and Howdens.

Location

Manor Point is located on the edge of Holmes Chapel town centre which is a popular Cheshire/South Manchester commuter town with excellent transport links. The town is currently benefitting from substantial growth as a result of numerous residential developments.

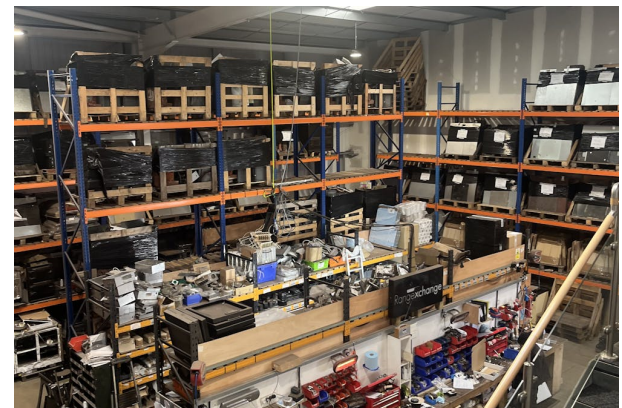
Situated 1 Mile East of junction 18 of the M6 Motorway Manor Point is ideally situated for access to Cheshire, South Manchester, Staffordshire & the Midlands. Only a 5 minute walk to Holmes Chapel Railway Station, Manor Point sits less than a mile from Holmes Chapel Train station, with regular services to Manchester and Crewe enabling access door to door from Holmes Chapel to London Euston in under 2 hours 10 minutes. With only 18 miles/35 mins drive to Manchester Airport, serving all major international airports, manor Point has fantastic transport links for all modes of transport.

Terms

The premises are available by way of an assignment of the existing lease expiring August 2031

Viewings

By appointment only with sole agents Hallams Property Consultants



Viewing & Further Information



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