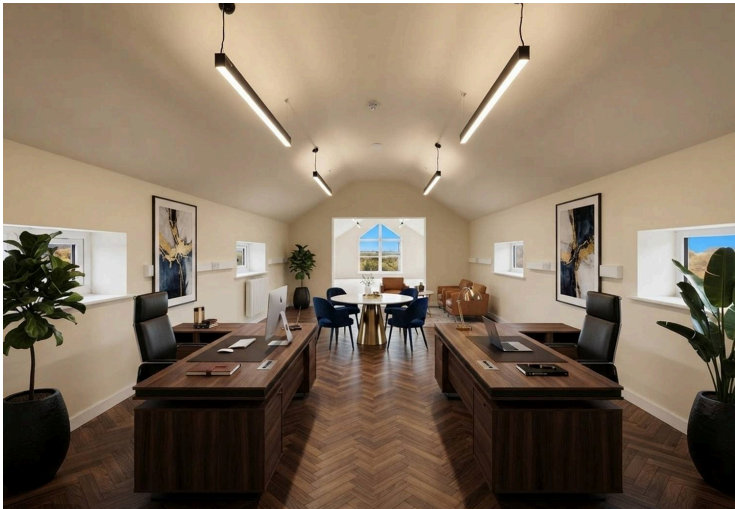




Commercial Units at Green Lane Farm, Nantwich Road, Wardle – CW5 6BE

£5,000 pcm

Modern converted commercial development offering bright, versatile units with shared facilities and ample parking. Secure rear yard provides an ideal communal outdoor space in a peaceful countryside setting.

Council Tax band: TBD

A beautifully converted brick-built commercial development comprising six modern units, each finished to a high standard and available individually or as a complete collection. The scheme blends character features with contemporary design, offering bright interiors, vaulted ceilings, exposed beams, sleek LED lighting, and neutral décor throughout.

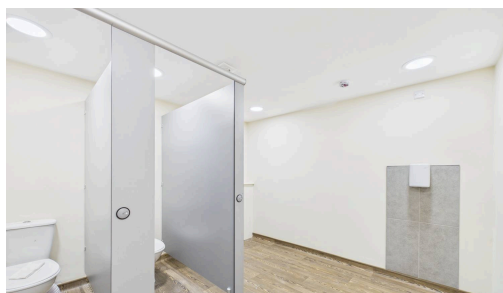
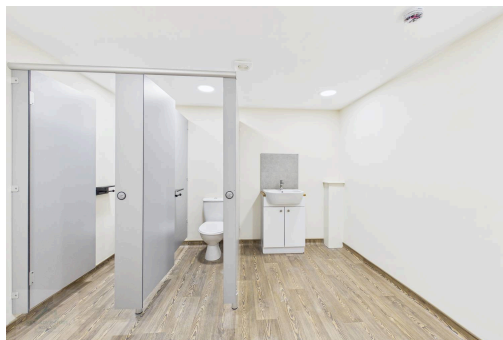
Each unit provides excellent natural light, multiple power points, and flexible layouts suitable for offices, studios, therapy rooms, or creative workspaces. Flooring will be completed to the incoming tenant's preference, with a choice of coverings available upon successful application.

Shared facilities include a communal kitchen, ladies', gents', and accessible WCs, and a bright, well-presented landing connecting the upper units. Externally, the property benefits from a secure rear yard, ideal for creating a communal outdoor relaxation area, along with ample parking and gated access.

Set within a private plot with countryside views and excellent road connectivity.



- › Ample off-road parking
- › Gated parking
- › Modern kitchen units
- › Integrated dishwasher
- › Wooden countertops
- › Spacious open-plan layout
- › Vaulted ceilings
- › Modern lighting fixtures
- › Large windows (abundant natural light)
- › Accessible bathroom with safety handrails
- › Six modern units available individually or as a complete block
- › Neutral décor with excellent natural and artificial light





Ground Floor

Communal Entrance

14' 6" x 13' 2" (4.42m x 4.02m)

A smart and welcoming communal entrance finished in a modern style. Light wood-effect flooring, white walls and oak doors create a clean, professional feel from the moment you step inside. The black steel staircase adds a contemporary touch, and the space is well-lit throughout. Practical features such as fire safety points and security cameras are neatly integrated, making this an ideal shared reception or waiting area for clients and visitors.

Unit One

44' 0" x 13' 5" (13.42m x 4.10m)

A bright, spacious unit finished in a clean, modern style with neutral walls and large ceiling lights providing excellent illumination throughout. Multiple windows bring in natural light, creating an uplifting workspace ideal for a range of uses, from private offices and therapy rooms to creative studios or fitness spaces. Power points are neatly installed along both walls for flexibility, and heating is provided via wall-mounted radiators. The flooring is currently unfinished, allowing the incoming tenant to select their preferred floor covering from a range of options offered upon successful application, enabling the space to be tailored perfectly to suit individual business needs.



Hallway

26' 6" x 3' 5" (8.07m x 1.04m)

A bright, well-presented hallway finished in a modern style, leading to three further units along with the communal facilities including ladies', gents', and accessible bathrooms, plus a shared kitchen area. The space features light wood-effect flooring, neutral walls, and oak doors, creating a clean, professional feel throughout. Recessed lighting and small windows ensure the corridor remains bright and welcoming, providing easy access to all areas within this high-quality commercial development.

Unit Two

23' 11" x 14' 6" (7.30m x 4.42m)

Unit Two offers a bright, spacious workspace with multiple windows and ceiling panels providing excellent natural and artificial light. The open layout suits a wide range of uses, including office, studio, wellness or training space, with ample power points and modern heating throughout. A key advantage is the rear door access to the yard, giving convenient entry for staff, clients or deliveries. Flooring will be completed to the tenant's preference, with a choice of coverings available upon successful application, allowing the unit to be tailored to individual business needs.



Communal Ladies WC

7' 7" x 3' 11" (2.31m x 1.19m)

A bright, modern ladies' bathroom finished to a high standard, featuring three private cubicles with sleek grey partitions and matching doors. The space is fitted with wood-effect flooring, neutral walls, and recessed lighting, creating a clean and professional look. Along one wall, twin basins with chrome fittings and a light wood countertop sit beneath a tiled splashback, offering a fresh, contemporary finish. Designed for practicality and comfort, this facility complements the premium specification found throughout the development.

Communal Gents WC

10' 1" x 3' 11" (3.07m x 1.19m)

A bright, modern gents' bathroom finished to a high standard, featuring two private cubicles with sleek grey partitions and matching doors. The space is fitted with wood-effect flooring, neutral walls, and recessed lighting, creating a clean, professional look throughout. A wash basin with vanity unit and tiled splashback sits neatly to one side, complementing the contemporary design. Practical, well-lit, and easy to maintain.

Accessible WC

7' 2" x 4' 10" (2.18m x 1.48m)

A modern accessible WC designed for comfort and practicality, finished in a clean, neutral style. The space includes a raised toilet with support rails, a wall-mounted sink with grab bars, and an emergency pull cord for safety. Light wood-effect flooring and soft cream walls create a bright, welcoming environment, complemented by a heated radiator and tiled splashback for durability and easy maintenance. Thoughtfully designed to meet accessibility standards, this facility ensures convenience for all users within the development.

Communal Kitchen

11' 7" x 9' 5" (3.53m x 2.87m)

A stylish communal kitchen finished to a high standard, featuring modern cabinetry in a muted sage tone with light wood worktops and a subway-tile splashback. The space includes a stainless-steel sink, integrated dishwasher, and ample storage, complemented by wood-effect flooring and neutral décor for a clean, professional look. A large window provides natural light and pleasant views, while a mounted network cabinet and heater ensure practicality and comfort. Ideal as a shared kitchen area for staff or tenants.

Unit Three

23' 7" x 11' 1" (7.19m x 3.38m)

Unit Three offers a bright, versatile workspace finished in a clean, modern style. The room benefits from ample natural light via multiple windows and skylights, complemented by neutral décor and a pitched ceiling that enhances the sense of space. Electrical trunking with multiple power points runs along the walls, providing excellent functionality for office or studio use. This unit also features a private door leading directly to the car park, offering convenient access for staff and visitors. The flooring will be completed to the tenant's preference, with a choice of coverings available upon successful application, allowing the space to be tailored perfectly to suit individual business needs.

Unit Four

13' 9" x 12' 9" (4.20m x 3.89m)

Unit Four is the smallest of the available spaces, a bright, well-proportioned room ideal for use as a therapy or consultation room. Finished in a clean, neutral style with soft cream walls and modern ceiling lighting, it offers a calm and professional atmosphere. The unit includes multiple power points, a wall-mounted heater, and a window providing natural light and ventilation. Flooring will be completed to the tenant's preference, with a choice of coverings available upon successful application, allowing the space to be tailored perfectly to suit individual business needs.

First Floor

Landing

14' 6" x 13' 2" (4.42m x 4.02m)

A bright, modern landing area finished in neutral tones, featuring black steel balustrades and oak doors for a clean, professional look. The space benefits from large windows that flood the area with natural light and offer pleasant views across the rear yard. This landing provides access to Units Five & Six, making it a practical and welcoming transition point between floors. The flooring will be completed to the tenant's preference, with a choice of coverings available upon successful application.



Unit Five

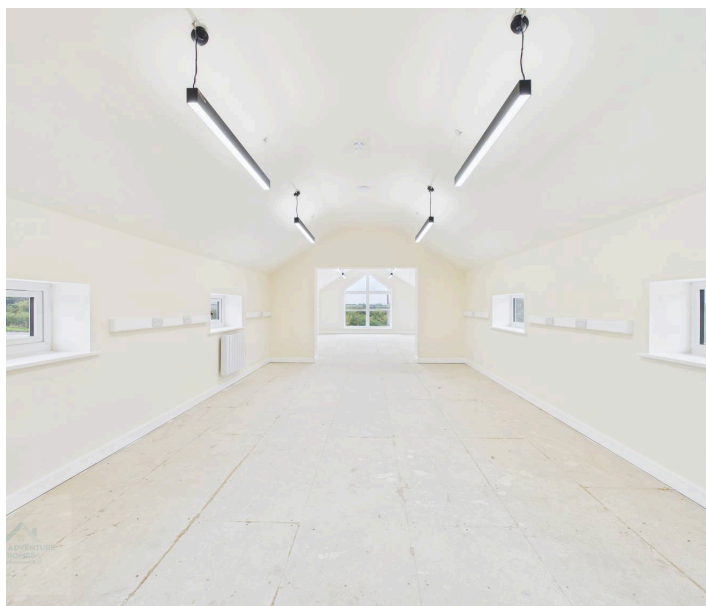
39' 10" x 55' 6" (12.13m x 16.91m)

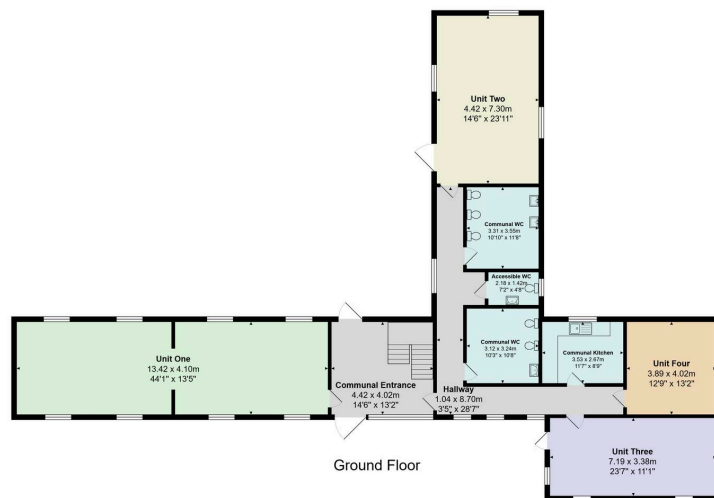
Unit Five is a spacious, versatile area divided into two connected sections, ideal for flexible use such as offices, studios, or treatment rooms. The space is finished in a bright, neutral palette with sloped ceilings, exposed beams, and modern suspended lighting, creating a clean, contemporary feel. Multiple windows provide excellent natural light and pleasant views, while ample power points and wall-mounted heating ensure practicality and comfort. The flooring will be completed to the tenant's preference, with a choice of coverings available upon successful application, allowing the unit to be tailored perfectly to suit individual business needs.

Unit Six

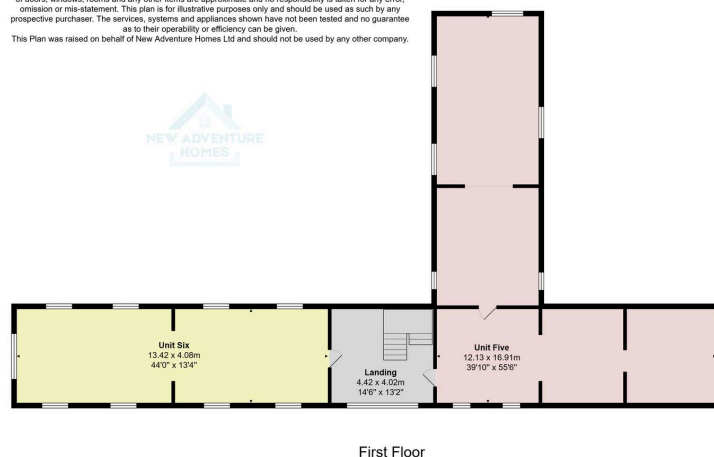
44' 0" x 13' 5" (13.42m x 4.08m)

Unit Six is a standout space, bright, spacious, and beautifully designed with a vaulted ceiling and a striking feature window that frames open countryside views. The room benefits from excellent natural light through multiple windows along both sides, complemented by sleek suspended LED lighting for a crisp, modern finish. Finished in a neutral palette, the unit offers a calm, professional atmosphere ideal for creative studios, offices, or wellness spaces. Power points are neatly installed along the walls, and heating is provided via wall-mounted radiators.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally

Communal Parking

Communal parking for several vehicles per unit.

Rear Yard

The rear yard provides a generous, enclosed outdoor space ideal for creating a communal relaxation area for tenants. Finished in durable concrete with secure gated access, it offers excellent potential for outdoor seating, planters, or a shared breakout zone. Surrounded by brick and rendered walls for privacy, the area enjoys a bright, open aspect, perfect for social or leisure use within this well-presented development.

Energy Performance Rating

Local Authority

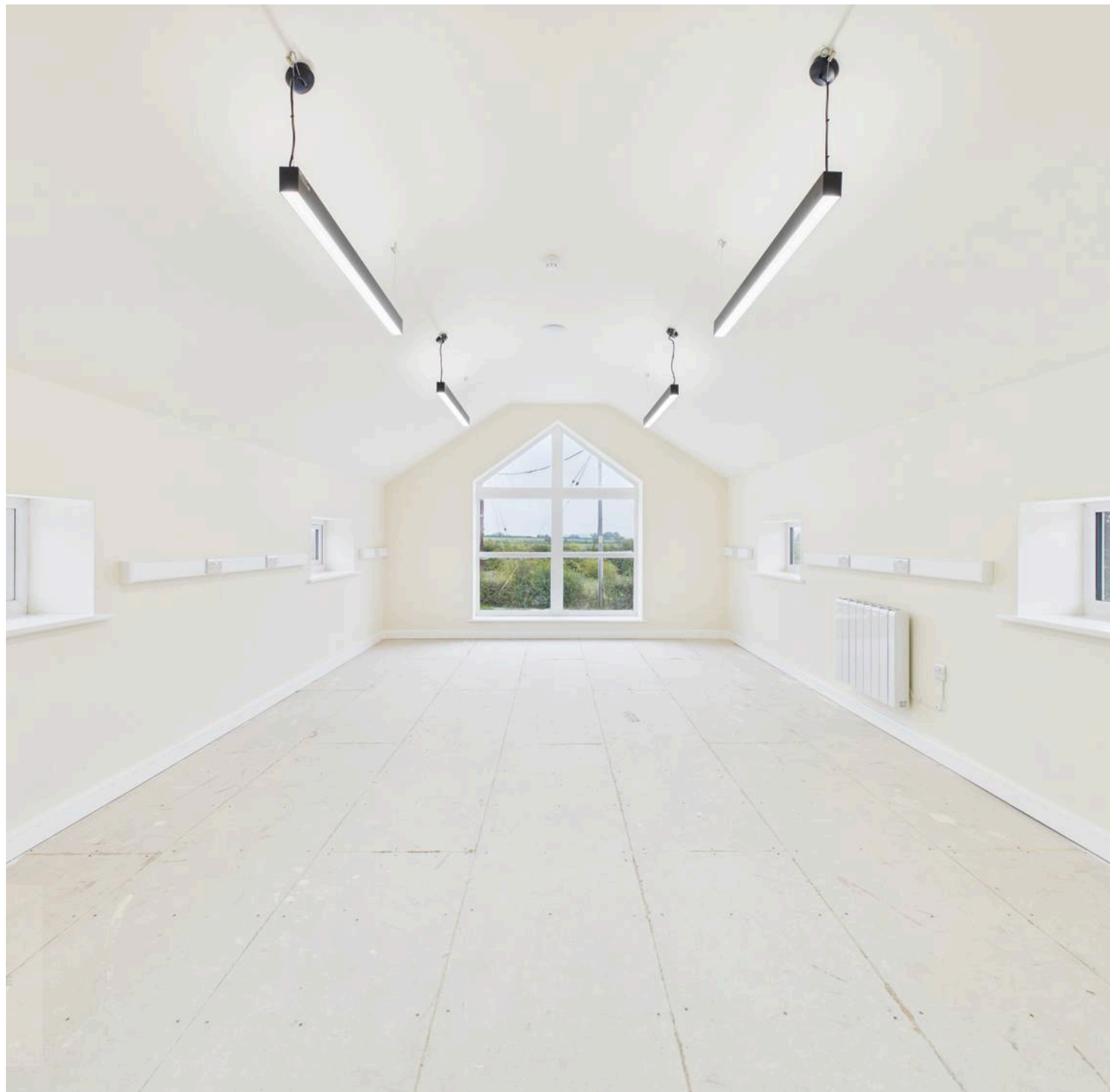
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