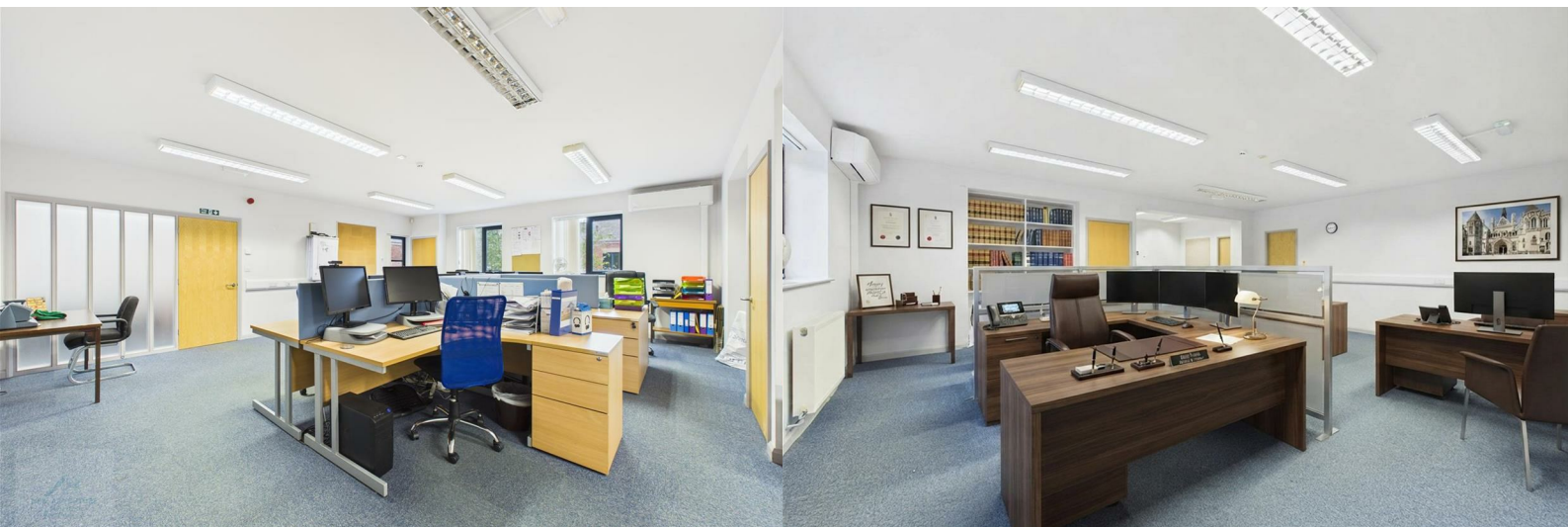




13 Portal Business Park Eaton Lane

, Tarporley, CW6 9DL

£1,250 Per month



13 Portal Business Park Eaton Lane

, Tarporley, CW6 9DL

£1,250 Per month



Summary

£1,250 per month including service charges, utilities and building insurance, this versatile and well-presented office suite located within the established Portal Business Park just outside Tarporley. The space is well suited to high-end professional occupiers such as solicitors, financial planners, or other B1-class businesses. Internally, the office offers bright workspace with access to communal kitchen, reception area, and bathroom facilities. A private balcony provides an attractive additional feature for staff use.

Portal Business Park offers strong regional connectivity, with easy access to the A49, Chester (via A51), Winsford, Northwich, Nantwich, Crewe, and major motorway links. The neighbouring Portal Golf & Country Club and Macdonald Portal Hotel & Spa add further convenience for meetings, hospitality, and corporate stays.

Tarporley

Tarporley is one of Cheshire's most desirable and well-connected villages, offering an excellent blend of local amenities and strong regional accessibility. The High Street provides a range of independent shops, cafés, pubs, restaurants, and everyday conveniences, making it a popular base for both residents and businesses.

The village sits close to key transport routes, with the A49, A51, and A55 providing straightforward access to Chester, Northwich, Winsford, Nantwich, Crewe, and major motorway links including the M56, M54, and M6. This connectivity makes Tarporley a strategic location for professional firms serving

clients across Cheshire and the wider North West.

Nearby attractions include the Portal Golf & Country Club and the Macdonald Portal Hotel & Spa, offering premium leisure, hospitality, and conference facilities. The surrounding countryside adds to the area's appeal, with walking routes, golf courses, and rural landscapes all within easy reach.

Tarporley's combination of amenities, accessibility, and professional reputation makes it an excellent location for high-end office occupiers seeking a strong Cheshire presence.

Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Communal Entrance

3'8" x 5'1" (1.14 x 1.56)

First Floor Office

19'6" x 24'8" (5.96 x 7.52)

Communal Reception Area

5'9" x 15'2" (1.77 x 4.64)

Communal Kitchen

10'1" x 5'6" (3.09 x 1.69)

Communal WC

9'1" x 5'3" (2.78 x 1.62)

Rear Office Space

14'8" x 9'8" (4.49 x 2.97)

Local Authority

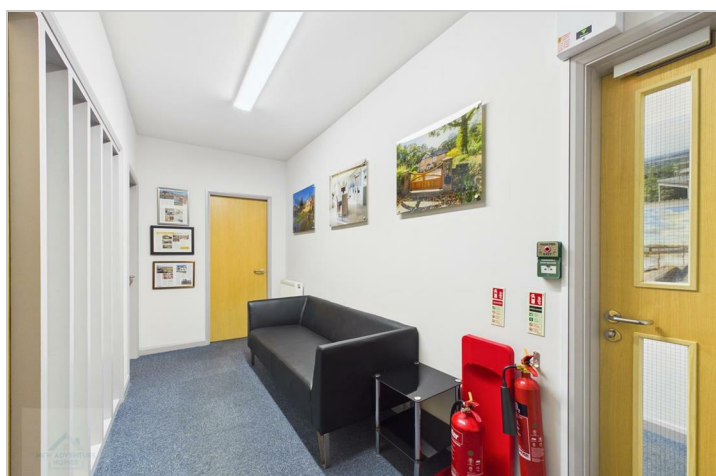
Cheshire West and Chester - Current Ratable Value £17,750 however as this unit will be split, this should change subject to planning.

Viewing

Strictly by appointment only. Call New Adventure Homes today!

Property to Sell or Rent?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724.



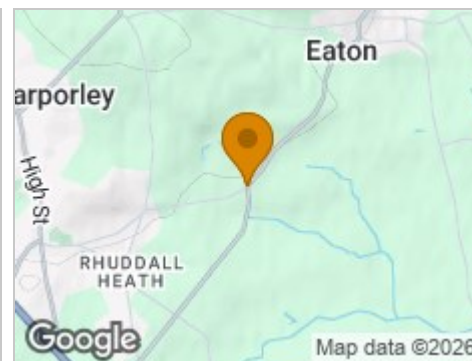
Road Map



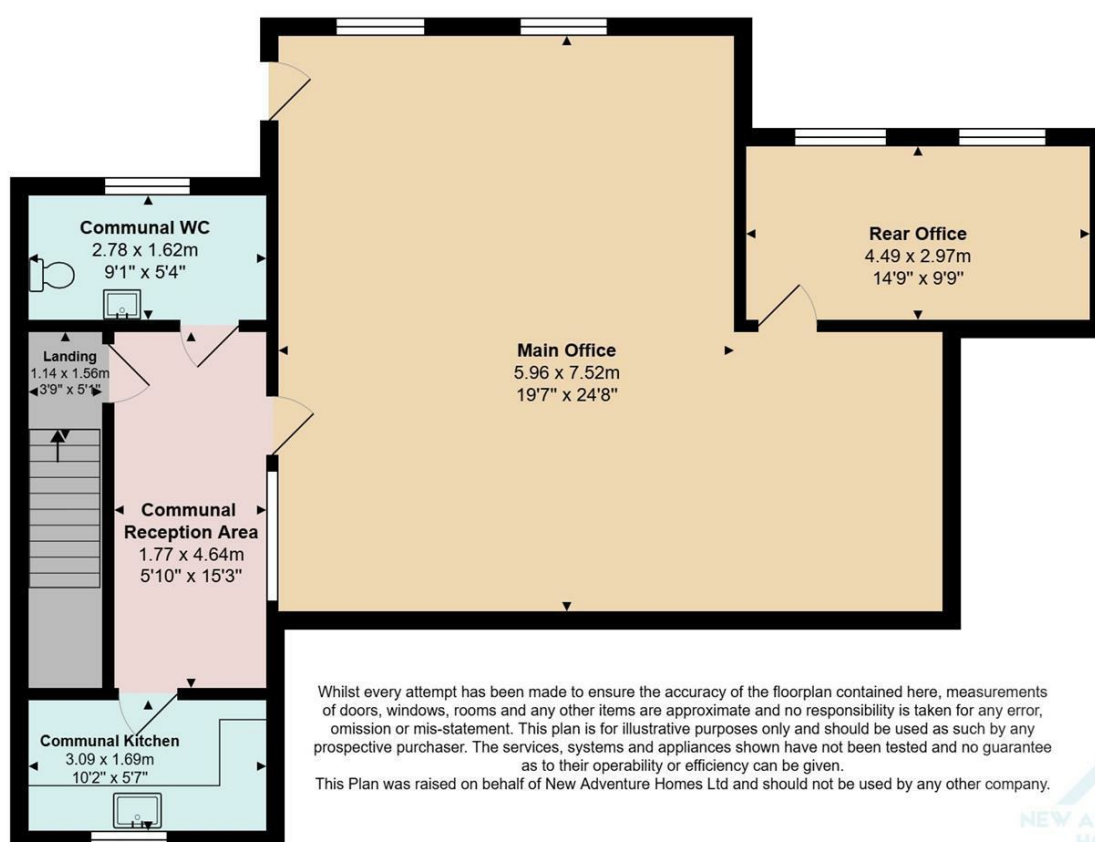
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.