

Office Space Available



**Unit 19
Blakemere Village
Chester Road
Sandiway
Northwich
CW8 2EB**

Description

Unit 19 is located at first floor level of our beautifully restored Edwardian Stable Block with central cobbled Courtyard. The space is approximately 860 sq ft, split into 2 rooms of 400 sq ft and 460 sq ft respectively. Each room has a small kitchenette. The space has previously been used as an office but may also be appropriate for other studio type uses.

Location

Blakemere Village is a rural family attraction located in Sandiway and is within walking distance of the Chester/Northwich bus service and Cuddington Railway Station. There is direct access to the A556 and A49 which provide superb links to the M6/M56 and the regional motorway network.

There are catering establishments, retail and activity-based businesses on the site creating a pleasant working environment and platform from which to locate your business. There is free parking for your staff and visitors in our ample car parks, plus two reserved parking spaces next to the stable block.

Terms

Blakemere Village offer 3-Year Non-Security of Tenure Leases with the option of early termination upon 6 months' written notice for both Landlord and Tenant.

Rent

£8,150.00 plus VAT per annum for Year 1

£8,900.00 plus VAT per annum for Years 2 and 3

Plus the following sums to be paid monthly along with the rental fee:

£450.00 per annum towards the cost of cleaning communal areas of the site and general site maintenance to include: - cleaning of toilets, emptying bins around site, cleaning of outside public areas, mowing of grass, maintenance of site, cleaning of stairways

£375.00 per annum towards waste disposal – central bin point located on site

£200.00 annual water charge

£540.00 per annum towards the costs of Building Insurance

£330.00 per annum towards marketing and advertising *IF REQUIRED*

£160.50 per annum towards design and print of Blakemere Village leaflets and site plans *IF REQUIRED*

VAT to be added to all figures

Business Rates

Rates are payable direct to the local authority - Cheshire West & Chester Council.

Small Business Rates Relief may be available on these premises if these are the only business premises you use. Please contact CWAC Ratings Dept for further information.

Deposit

A refundable deposit is payable on signing the Lease based on 3 months' total payment liabilities.

Services

Electricity via pre-pay Metro Meter

Gas metered and payable monthly

Legal Costs

£195.00 + VAT contribution towards legal fees – non-refundable and payable on reservation of the unit.

**THERE MAY BE A POSSIBILITY OF SPLITTING THE SPACE INTO TWO OFFICES SHOULD
A TENANT NOT BE FOUND FOR THE WHOLE SPACE**

For More Information Please Contact: Karen@visitblakemere.co.uk

Tel: 01606 883261