




PRINCES COURT

BEAM HEATH WAY,
NANTWICH, CW5 6PQ

WORK SPACES

80 - 2,500 SQFT AVAILABLE

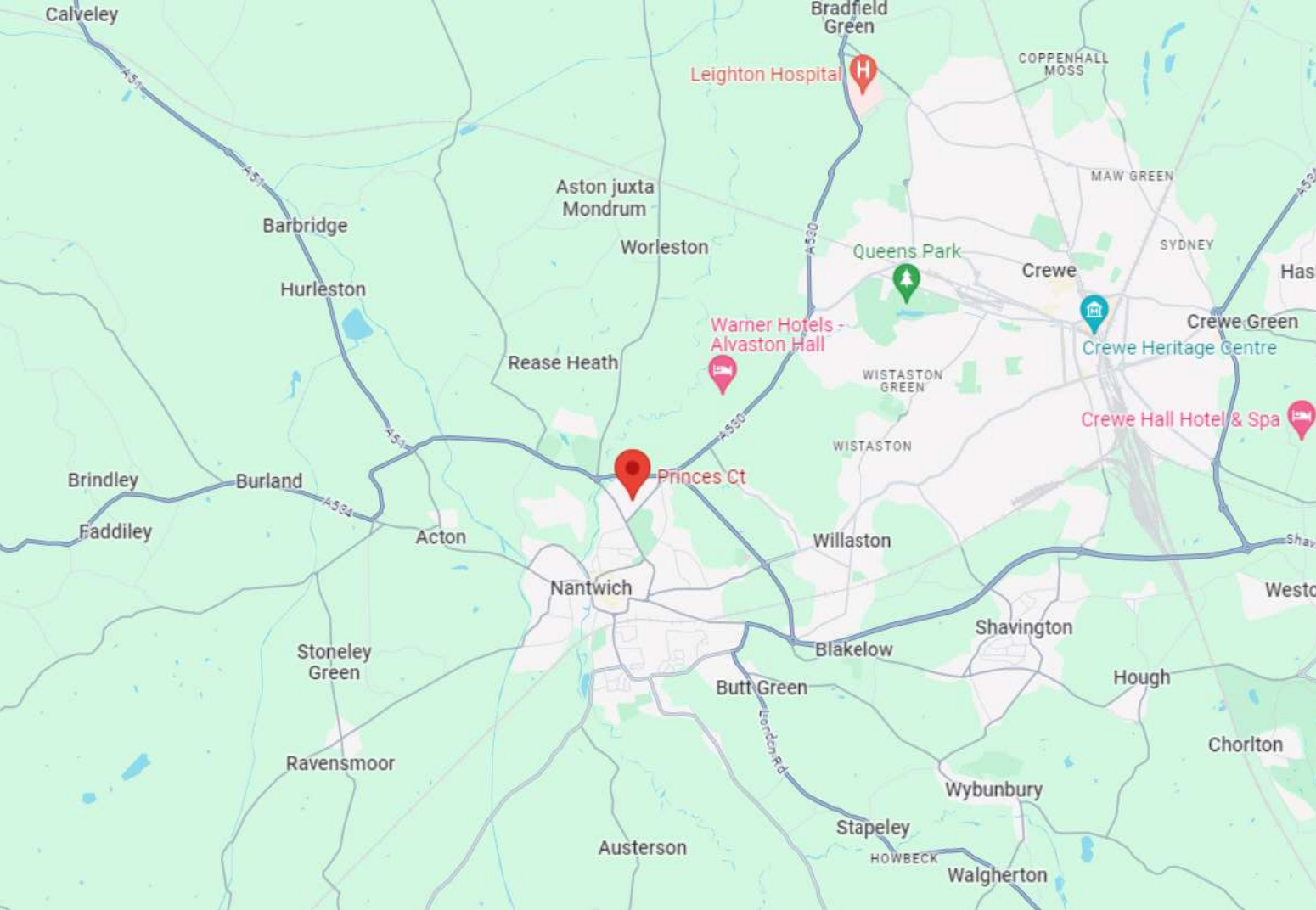
ROOMS AVAILABLE

NIL BUSINESS RATES
PAYABLE FOR QUALIFYING
BUSINESSES

AMPLE PARKING

 **BA Commercial**
Chartered Surveyors

 **Legat Owen**
CHARTERED SURVEYORS



LOCATION

Princes Court is ideally located on the outskirts of the historic market town of Nantwich, close to local amenities, and enjoys ample onsite parking.

It is positioned with a short walking distance to a number of major retailers such as Sainsburys, Argos, B & M Home and Garden Centre.

The A51 provides quick and easy access to Chester/North Wales to the West and the A500 links to Crewe and the M6 (via J16) to the East. Crewe mainline railway station is a major junction on the West Coast Main Line and provides regular direct services to London Euston in under 1 hour 30 minutes.



Nantwich is a market town and civil parish in the unitary authority of Cheshire East in Cheshire, England. It has among the highest concentrations of listed buildings in England, with notably good examples of Tudor and Georgian architecture. It had a population of 14,045 in 2021.

DESCRIPTION

Princes Court is made up of three detached individual office buildings that have been converted and refurbished to provide good quality Business Space.

The accommodation provides a wide range of sizes from single office occupation to suites up to 2,500 sq ft.

Features of Princes Court include

- Café
- Business Lounge
- Fitness Studio
- Ample car parking
- Nearby retail occupiers



ALTERNATIVE USES

All units are not limited to office use and can be used as-

- Fitness Studios and Gyms
- Studios
- For Beauty and Aesthetics
- Workshop
- Clinical Use
- Therapy and Counselling Suites
- Arts and Craft uses



TERMS

The offices are available on a minimum term of 12 months.

RENT DEPOSIT

A deposit will be required subject to a credit check

Service Charge is levied at £5.10 Per Sq. Ft
Heating and Electricity charged separately.



REGENT HOUSE

Unit	Sq Ft	Rent Monthly
Regent House Suite 1 (Ground Floor)	167	£174
Regent House Suite 3 (First Floor)	581	£581
Regent House Suite 14 (First Floor)	87	£109
Regent House Suite 18 (First Floor)	182	£182
Regent House Suite 25 (Second Floor)	102	£85
Regent House Suite 26 (Second Floor)	191	£159
Regent House Suite 27 (Second Floor)	198	£165
Regent House Suite 30 (Second Floor)	191	£159
Regent House Suite 31 (Second Floor)	198	£165
Regent House Suite 34 (Second Floor)	204	£170
Regent House Suite 36 (Second Floor)	205	£171



PRINCES COURT



CHARLES HOUSE

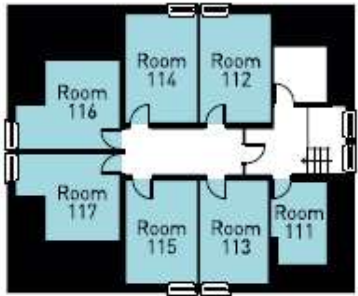
Unit	Sq Ft	Rent Monthly
Charles House Suite 101, 103 (Ground Floor)	416	£416
Charles House Suite 106 (First Floor)	129	£129
Charles House Suite 112 (Second Floor)	118	£98
Charles House Suite 114 (Second Floor)	112	£93
Charles House Suite 117 (Second Floor)	135	£113


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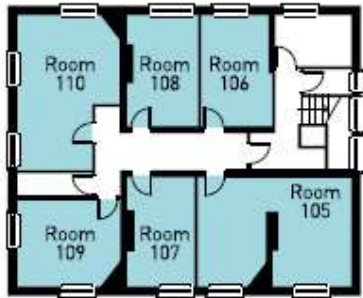


FREDERICK HOUSE

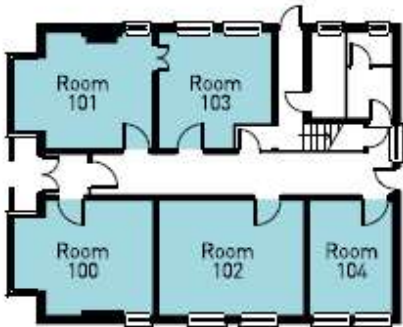
Unit	Sq Ft	Rent Monthly
Frederick House Suite 8 (Ground Floor)	127	£132
Frederick House Suite 7 (Ground Floor)	130	£135
Frederick House Suite 18 (First Floor)	127	£127
Frederick House Suite 24, 25 (First Floor)	725	£725



SECOND FLOOR

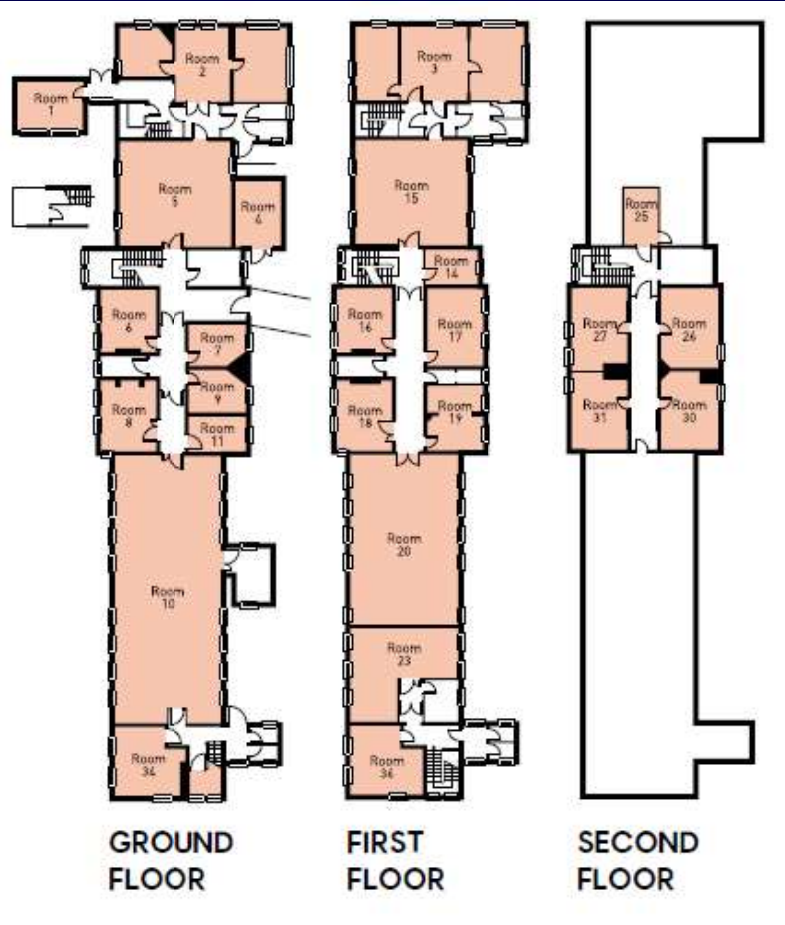


FIRST FLOOR



GROUND FLOOR

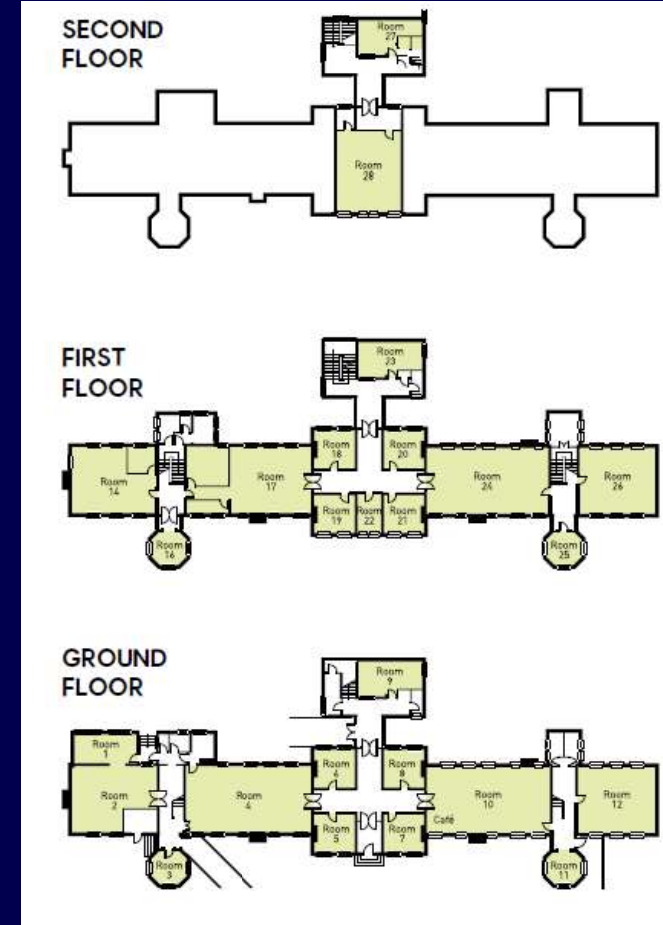
Charles House



Regent House

Energy Performance Certificate

Premises	Rating
Charles House	D-95
Regent House	D-88
Frederick House	D-81



Frederick House



LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01270 440014 and Legat Owen 01270 621 001

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

PLANS/PHOTOGRAPHS


Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.


CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

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ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them,
iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property,
iv. all rentals and prices are quoted exclusive of VAT.


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