

TO LET

EDWIN FODEN BUSINESS CENTRE
MOSS LANE, SANDBACH, CW11 3AE



OFFICE SUITES WITH AMPLE PARKING

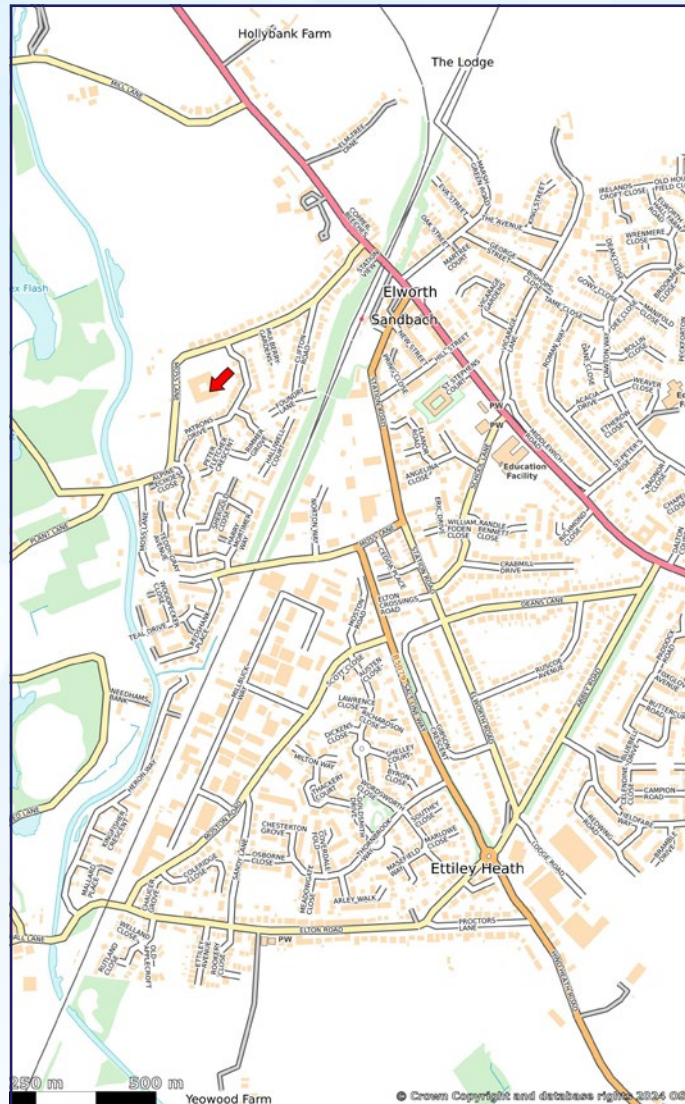
637 - 4,200 sq ft (59.17 - 390.19 sq m)

(Approx. Total Gross Internal Area)

- Secure Gates
- Open Plan Suites
- Plentiful Car Parking
- DDA Compliant

LOCATION

The premises are situated on Moss Lane, close to the junction with the A533 London Road / Middlewich Road approximately 1.5 miles to the West of Sandbach Town Centre and 5 mins walk from Sandbach Train Station. Crewe Town Centre is approximately 6 miles to the South West, Junction 17 of the M6 motorway is approximately 3 miles to the east.



DESCRIPTION

This detached property is built around a central courtyard and is set in extensive landscaped grounds with views over the open countryside. The building benefits from an impressive entrance and reception area and is finished to a very high standard.

POSTCODE: CW11 3AE



ACCOMMODATION

Suites	SQ M	SQ FT
3, 4, 5	329.5	3,547
11	59.17	637
19	104.70	1,127
28-30	390.19	4,200
TOTAL	883.56	9,511



RENT

Upon request

BUSINESS RATES

Upon Enquiry

EPC

C (75)

MONEY LAUNDERING

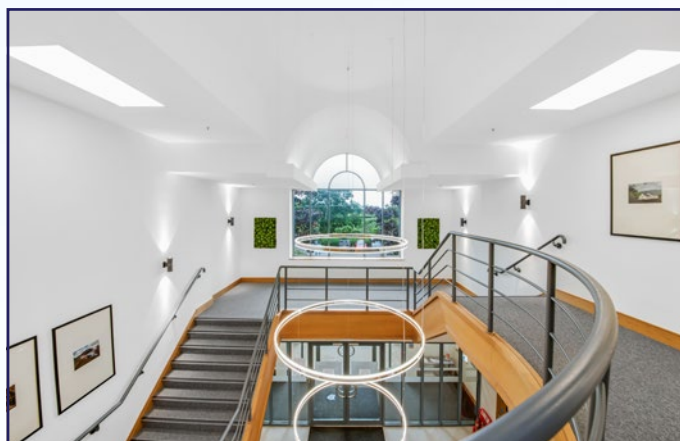
The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.



VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com

07827 342 460

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

0121 455 9455

4 Brindleyplace Birmingham B1 2LG

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1260 Date: 01/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(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. Harris Lamb 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. (v) Harris Lamb is the trading name of Harris Lamb Limited.

