



TO LET

Edwin Foden Business Centre, Moss Lane, Sandbach, CW11 3AE

A high quality, detached two-storey office and business centre
211 – 4,200 sq ft (19.6 – 390.19 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a high quality, detached two-storey office and business centre and benefits from:

- Ample secure on-site parking
- Open plan suites, sizes to suit all
- Design led manned reception area
- Rural setting
- Communal courtyard, green space & breakout space
- Strong connectivity links

Accommodation

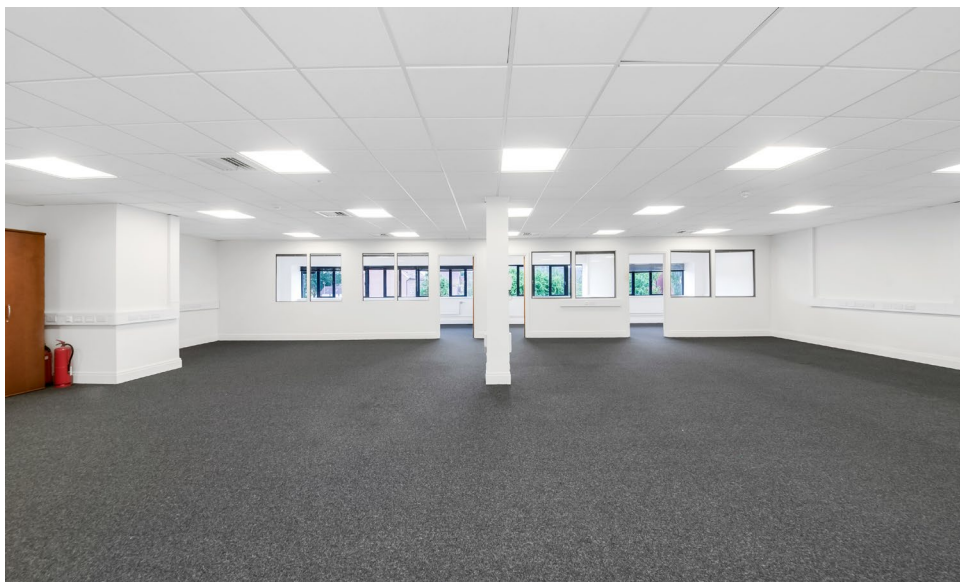
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sq ft	Rent	Service Charge	Total Cost
Suite 3-4	2,632	£3,071 / month	£1,316 / month	£4,387 / month
15	1,018	£1,188 / month	£509 / month	£1,697 / month
19	1,127	£1,315 / month	£564 / month	£1,879 / month
28-30	4,200	£4,900 / month	£2,100 / month	£7,000 / month
35	291	£485 / month	£49 / month	£534 / month
Suite 37	211	£352 / month	£35 / month	£387 / month
39	457	£572 / month	£229 / month	£801 / month
Suite 40	375	£625 / month	£63 / month	£688 / month

Total cost includes utilities and insurance.

Business rates are excluded and paid directly by the tenant.





Business Rates

Further information is available from the letting agents.

Rent Deposit

A rent deposit may be requested dependent on credit checks.

Energy Performance Certificate

The property has an EPC rating of C (75).

Plans/Photographs

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

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

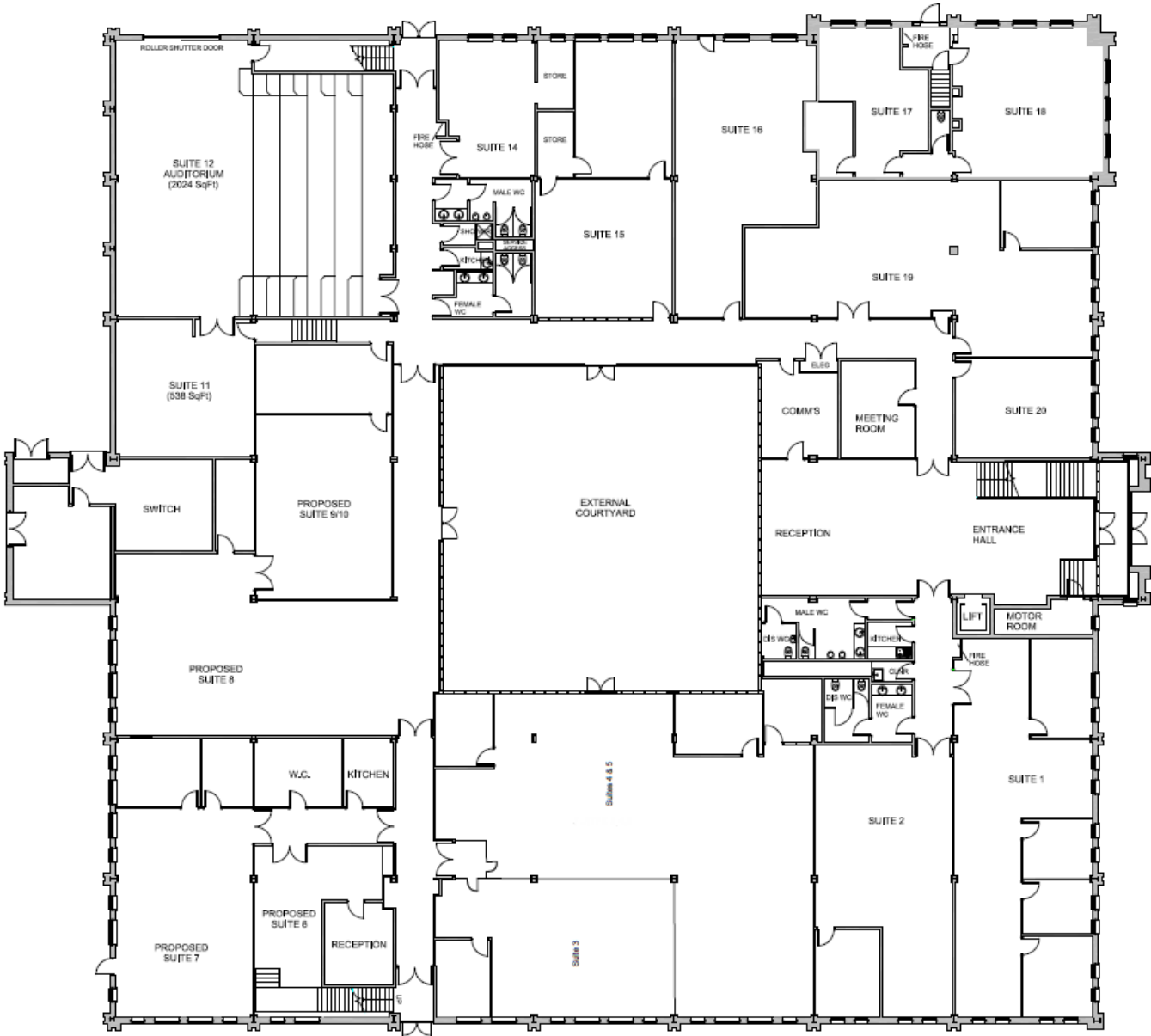
Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

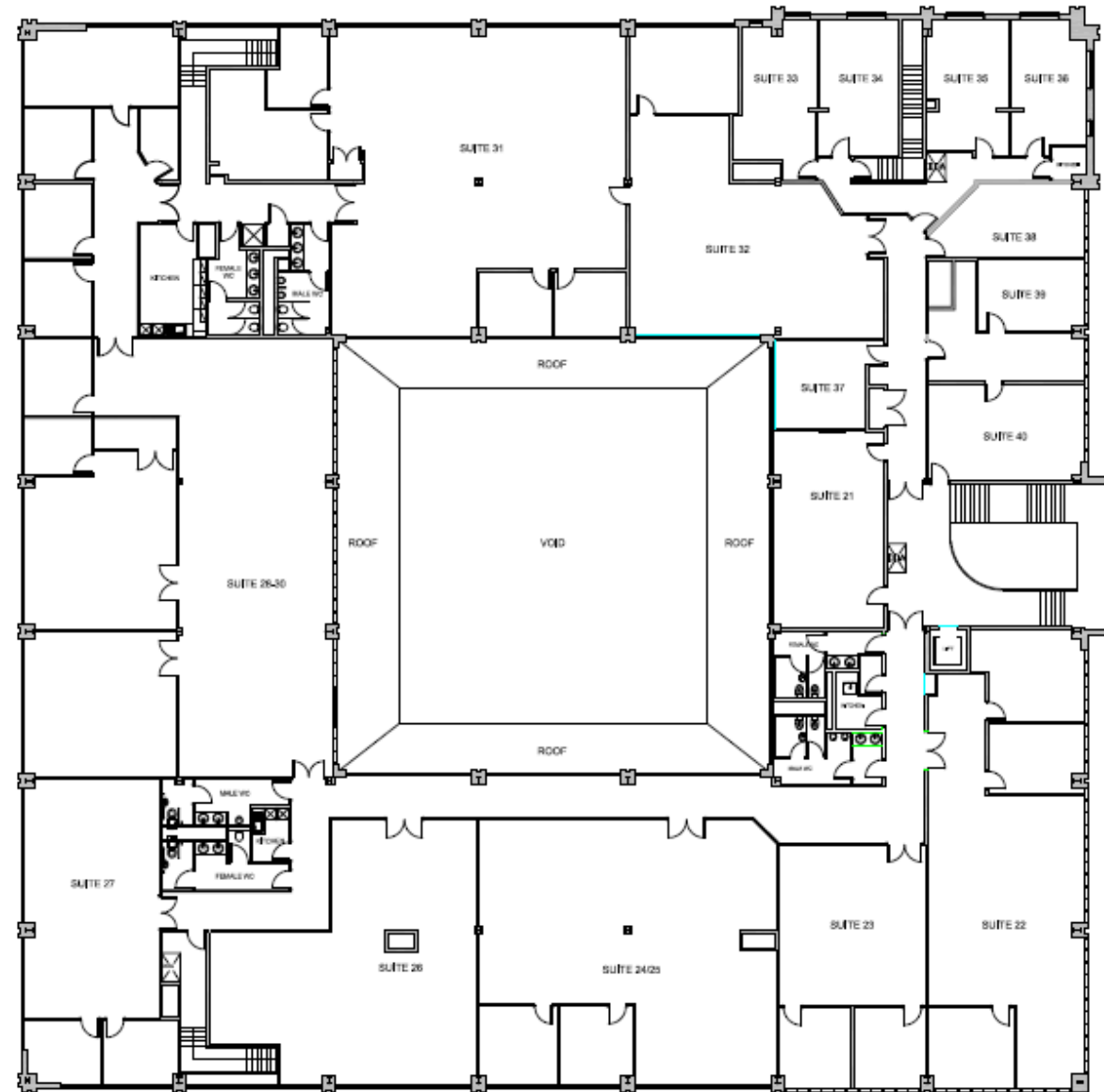
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Ground Floor



First Floor





Location

Located approximately 1.5 miles west of Sandbach town centre on Moss Lane, just off the junction with the A533 London / Middlewich Road. Sandbach Railway Station is only a five-minute walk (0.2 miles), offering regular services to Manchester and connections to the West Coast Main Line via Crewe (just 6 miles south). Junction 17 of the M6 is approximately 3 miles east, providing direct motorway links across the northwest and beyond. Crewe town centre is reachable within 10 minutes by car.

On site features also include landscaped gardens and a communal courtyard space offering a professional and pleasant environment. The building currently hosts a range of occupiers including payroll and occupational health services, illustrating its appeal to diverse commercial tenants.



Contact:



Seb Dean
07535 400307
sebdean@legatowen.co.uk



Will Sadler
07957 562816
willsadler@legatowen.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: June 2026



Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk