



TO LET

Office at Smokehall Lane, Winsford, CW7 3BE

High quality office accommodation

355 sq ft (32.98 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a high-quality office accommodation with ample on site car parking and benefits from:

- Hardwood doors and hardwood double glazed windows
- Central heating
- Shared kitchenette and WC facilities
- Carpeted flooring

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 m | NIA sq ft |
|---------------|--------------|------------|
| Office | 32.98 | 355 |

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

The rent is £15 per sq ft (£5,325) per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Business Rates

A tenant may benefit from small business rates relief.

Service Charge

The property is subject to a service charge for the common areas of the estate with current payment being £0.30 per sq ft per annum, plus VAT.

Building Insurance

The building insurance currently runs at £0.18 per sq ft per annum.

Utilities

The tenant is to be responsible for the payment of all relevant utility charges. Water charge is £0.08 per sq ft.

Energy Performance Certificate

The property is undergoing an EPC check.

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

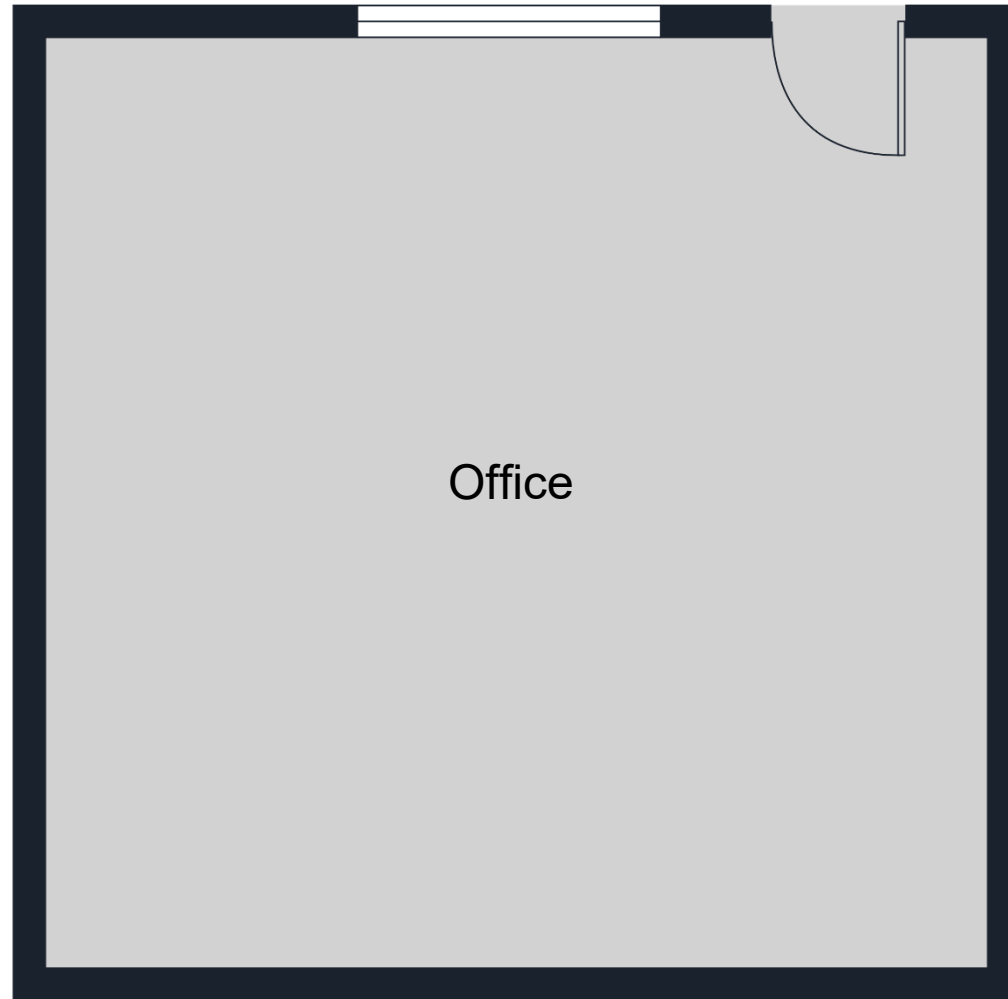
All terms will be subject to VAT at the prevailing rate.

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.

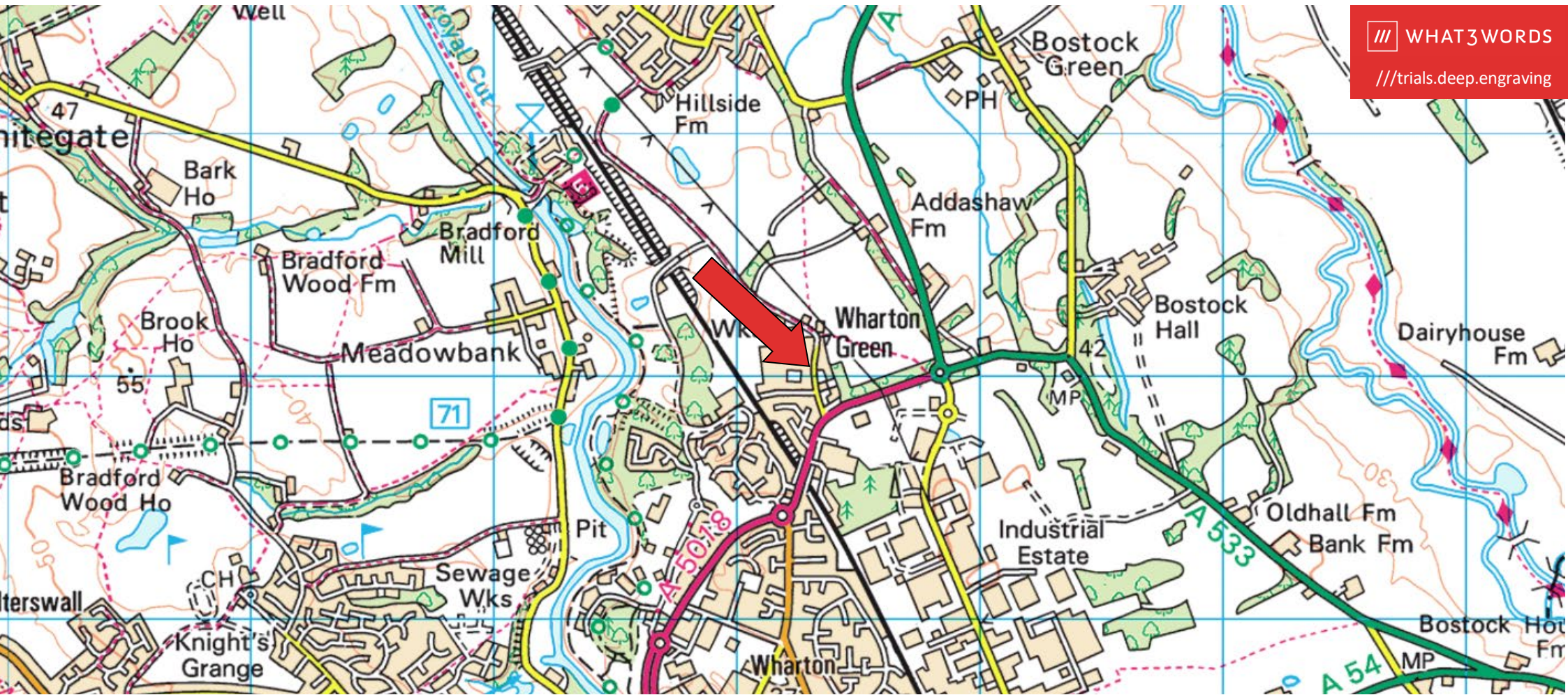
Anti-Money Laundering Regulations

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.



Location

The property is situated to the north of the town centre off Smokehall Lane. The lane links to the main artery routes servicing the Road 1 Industrial Estate and links to Junction 18 and 19 of the M6, along with the A556 west to Chester.



WHAT3WORDS
///trials.deep.engraving



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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



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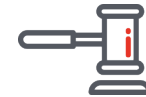
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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