

Unit 11, Mallory House, Mallory Yard, Mobberley, Cheshire WA16 7GY



“ Fantastic modern offices
between Wilmslow
and Knutsford ”

TO LET
FURNISHED FIRST FLOOR OFFICE
CAR PARKING AVAILABLE
2,447 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

The offices are located in the heart of Moberley Village, approximately 3.5 miles from Wilmslow and 4 miles from the M56 Motorway/Manchester Airport. Moberley Rail station is also located nearby.

Moberley Village boasts a range of amenity including The Co- Operative Food which is within walking distance from the office. Knutsford is also accessible within 5 minutes by car and offers a wider range of amenity.

AVAILABILITY

Unit 11 – 2,447

RENT

£18.00 per sq ft

SERVICE CHARGE

Currently £4,300 per annum

RATES

TBC

DESCRIPTION

Unit 11 forms part of a modern office development in a rural setting. The office is on the first floor and provides contemporary, high specification office accommodation which is furnished. The offices benefit from:

- DDA Compliant
- Shower and WC Facilities
- Raised Floor
- Fitted Kitchen
- Balcony/ outdoor space
- Glazed Partitions
- 3 large offices/ meeting room
- 2 private offices
- Air Conditioning
- Boardroom table
- Fitted reception area

CAR PARKING

8 dedicated parking spaces with potential for more in the vicinity.

VAT

All prices and outgoings are liable for VAT.

LEASE

The property is available by way of a new affective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

SERVICES

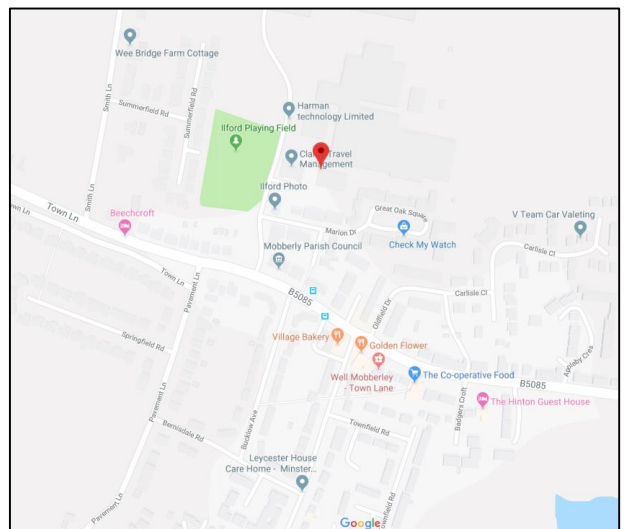
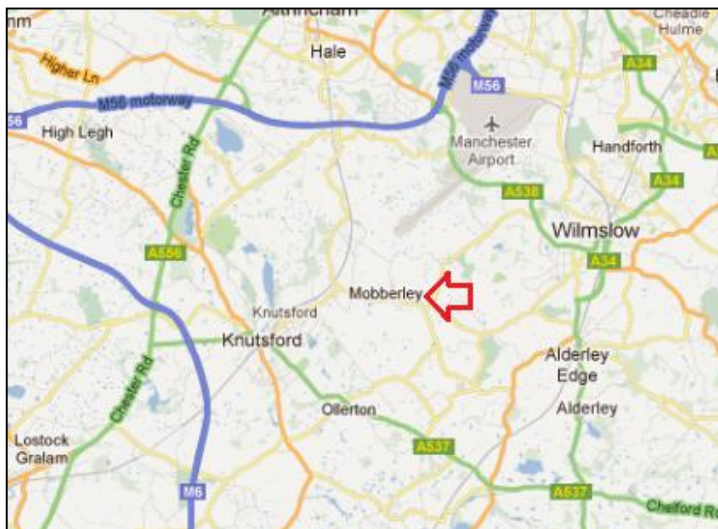
The office suite is serviced with an electricity and water supply, with electricity separately metered for the suite. There is no gas supply.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk



**Subject to contract
February 2019**



Important Notice

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