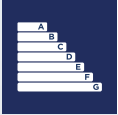




RENT
£26,250 p.a.
 (£15.00 per sq ft)



EPC RATING
B (39)



Ground Floor Suite, Tishon House

Warrington Road, High Legh, Cheshire, WA16 0RT

Office | Leasehold | 1,747 Sq Ft (162.31 Sq M)

TO LET
 Available from 1/4/2025



Location

Tishon House is situated on a roadside location along the A50 within close proximity to the M56 and M6. The site is a short drive from Warrington, Altrincham and Knutsford with good access to Manchester. The site is also conveniently located 11 miles from Manchester Airport and 22 miles from Liverpool John Lennon Airport.



Description

The subject property comprises an attractive two-storey office building of solid brick construction beneath a pitched tiled roof, originally forming a Ducati Motorbikes showroom. Situated adjacent to the office building is a tarmac surface car park providing 34 marked car spaces. Adjacent to the site are a number of agricultural fields and the A50.

The suite provides good quality office space with a range of floor coverings, painted plaster elevations and ceilings lit by ceiling mounted fluorescent strip lighting, flush LED spotlighting and natural light.

Internally, the space is currently divided into six areas with a kitchenette and WC.

The office suites are heated and cooled by individual wall mounted air conditioning units.

Additionally, there are 16 storage containers located on site that are available to rent via a separate negotiation. For further information, please contact the listing agent.



Amenities



Air Conditioning



Parking



Transport Links



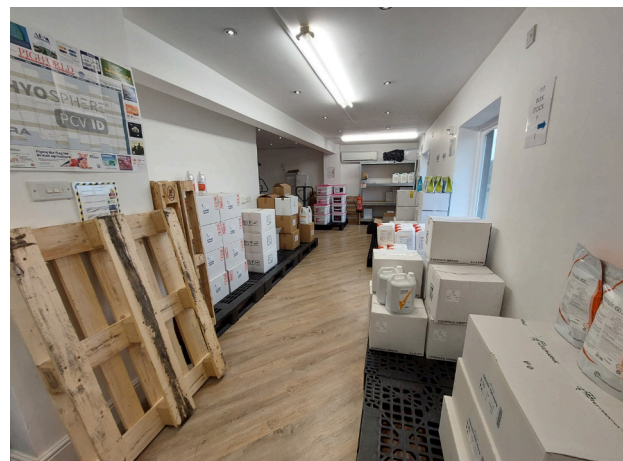
Roadside Location



Kitchen



Motorway Access



→ Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

Ground floor suites: £26,250 per annum.

Available from 1st April 2025.

Storage containers are available at £150 pcm for a minimum of 3 months.

Tenure

The premises are available by way of a new lease on effective Internal Repairing and Insuring terms for a minimum term of 3 years.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

Current Rateable Values:
Suites G3, G8 and G9 : £4,100
Suites G4 to G7 : £12,250

Services

We understand that mains services are available to the property namely mains water, electric and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts, which also includes electricity and water.

Suites G3, G8 and G9 : £365 per month
Suites G4 to G7 : £450 per month

EPC

The EPC rating is B (39). Further information available upon request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

References

The successful tenant will need to provide satisfactory references for approval.

Anti Money Laundering

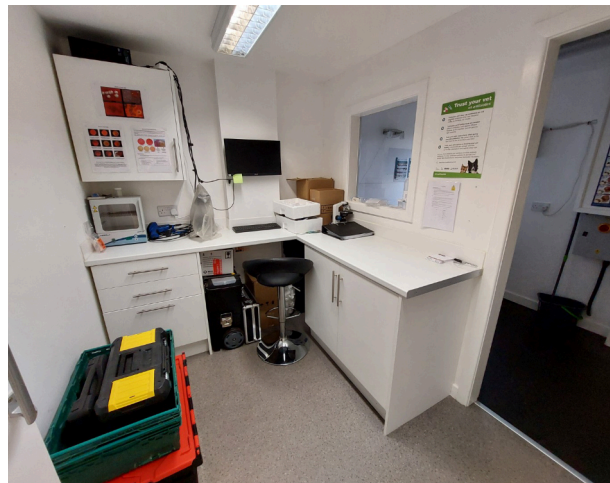
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



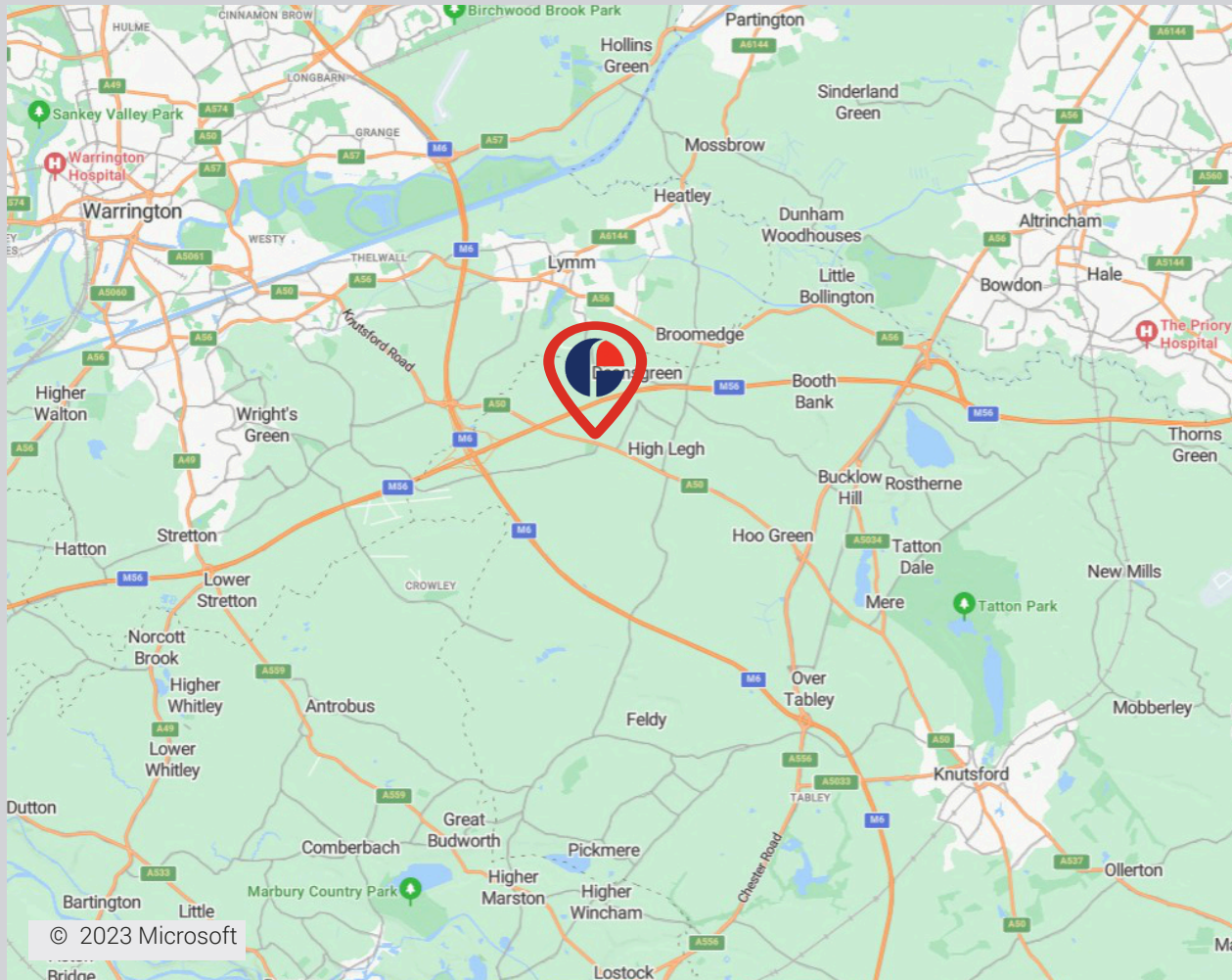
→ Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Unit	Sq M	Sq Ft
G3	25.60	275.7
G4	32.34	348.1
G5	50.70	545.7
G7	5.41	58.2
G8	25.18	271.0
G9	23.08	248.4
Total	162.31	1,747



Tishon House, High Legh, WA16 0RT



Approximate Travel Distances

- Locations**
- Lymm - 2.2 miles
 - Warrington - 4.4 miles
 - Knutsford - 5 miles
 - Altrincham - 6.7 miles


- Nearest Station**
- Knutsford - 5.8 miles

- Nearest Airport**
- Manchester Airport - 10 miles

Viewings

 **Steve Brittle**

- 0161 214 4665
- 07787 152 996
- steve.brittle@fishergerman.co.uk

 **Karl Broadhead**

- 01565 745 773
- 07890 890 839
- karl.broadhead@fishergerman.co.uk

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Particulars dated January 2025. Photographs dated December 2024.