

TO LET

600 sq ft



## UNIQUE OFFICE PREMISES

### THE BASE KING STREET HARTFORD CW8 1NP

**Location:** The property is situated on King Street within the popular and affluent Cheshire village of Hartford, approximately 2 miles South West of Northwich and within easy reach of the A556, M56 and wider North West motorway network. The location offers convenient access to Northwich town centre, Chester, Warrington and Liverpool.

Hartford is regarded as one of Cheshire's most desirable residential locations and benefits from a strong local community together with a range of amenities including independent shops, cafes, restaurants and Hartford railway station which provides regular services to Chester, Manchester and Liverpool.

The characteristics of the area include:

- Affluent residential catchment
- Strong commuter links access the North West
- Skilled and professional workforce
- Attractive village environment
- Established local business community

## **The Base, King Street, Hartford**

**Description:** A unique and environmentally conscious office premises offering characterful and flexible workspace accommodation within the sought after village of Hartford. The property has been thoughtfully constructed using a range of reclaimed and sustainable materials including converted shipping containers and attractive timber cladding, creating an appealing contemporary workspace with strong eco-friendly credentials.

The accommodation briefly comprises:

- Open plan office/workspace
- Kitchen facilities
- WC facilities
- Modern electrical radiator heating
- Large glazed opening doors to garden area
- To the rear of the property are two useful store rooms
- Pleasant garden
- On site parking for a number of vehicles

**Lease Terms:** The property is available by way of a new lease for a term to be negotiated.

**Use:** The premises fall within Use Class E (Commercial, Business and Service) allowing for a wide range of potential uses including retail, office, café (subject to necessary consents) and other business uses.

**Rent:** £250 per week exclusive

**Business Rates: Rateable Value** (2026 List) **£4,850** per annum exclusive

Interested parties are advised to make their own enquiries with the local rating authority regarding rates payable and any potential reliefs.

**Energy Performance Certificate:** An EPC is available upon request.

**Legal Costs and Anti-Money Laundering Regulations (AMLR):** Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

**Viewing:** Strictly by prior appointment through Greenham Commercial Limited.

**4997(O)CJS/AUE/MAY 26**

Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.