



TO LET

Wharton Park House, Nat Lane, Winsford, CW7 3BS

Available on all inclusive licence agreements

LegatOwen
CHARTERED SURVEYORS

Description

The accommodation is available in a two storey office building on a secure site with intercom access and a shared reception area and benefits from central heating, suspended ceilings, natural lighting. Other facilities include:

- On site car parking
- Attractive environment
- 24 hour access
- Meeting room facilities
- Expansion capability

Accommodation

Current office availability

Floor	Sq Ft	Sq M	Licence Fee £'s per Month
Ground Floor Suite B3	312	29.98	420
First Floor Suite J2	378	55.11	504

Tenure/Terms

All inclusive flexible licence agreements available. Licence fee is all inclusive of rent, service charge, electricity, business rates and water rates.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Energy Performance Certificate

The property has an EPC rating of C-68

Legal Costs

Each party is responsible for their own legal costs.

VAT

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

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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.

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.

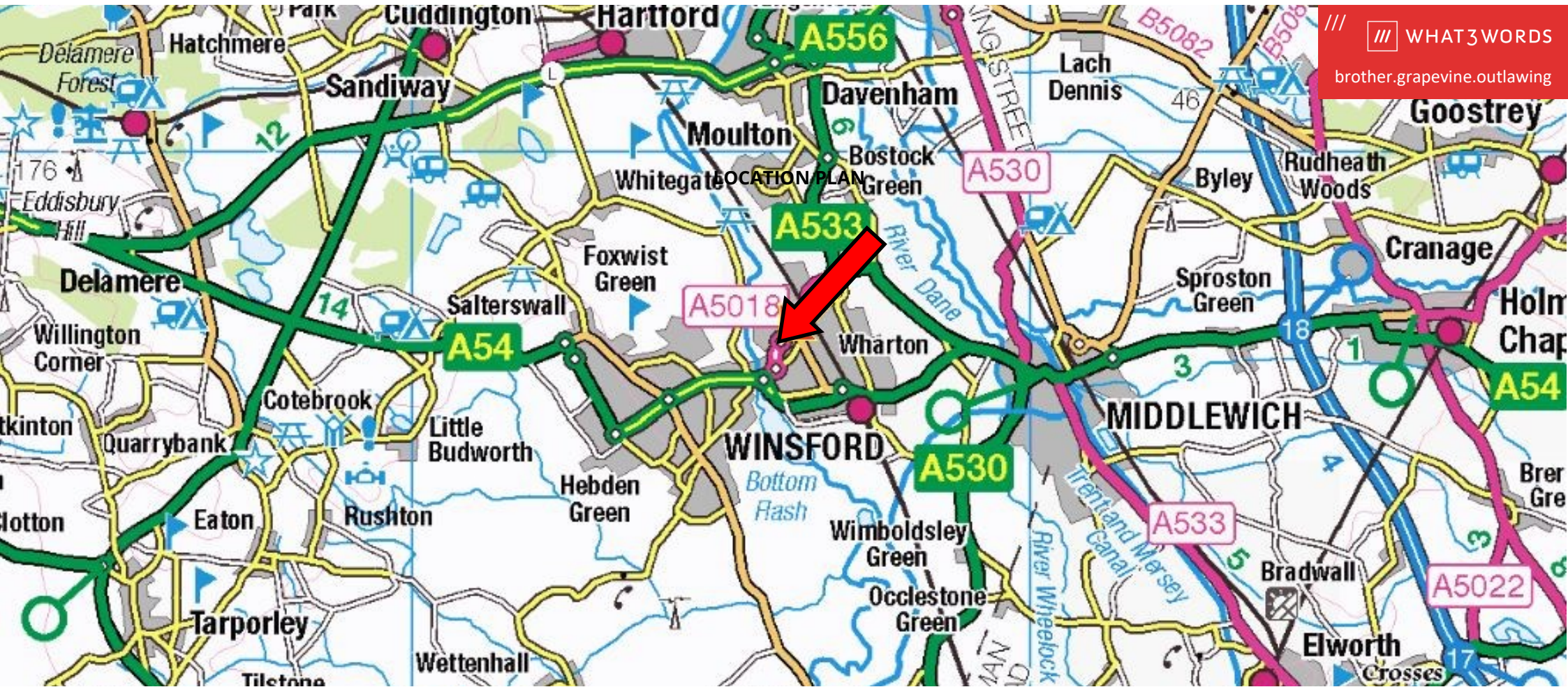




Location

Wharton Park House is situated on Nat Lane which is to the north of Winsford town centre. Nat Lane is adjacent to Wharton Retail Park and links to the by-pass providing good access to Northwich, Chester and North Wales.

Winsford is located in the heart of rural Cheshire, 17 miles from Chester, 29 miles from Manchester and 30 miles from Liverpool. The M6 motorway is 6 miles to the east giving access to all the areas of the UK. Winsford Station is on the West Coast Mainline 126 miles from London.



Contact:



Andy Butler
07768 880944
andybutler@legatowen.co.uk



Harriet Shakeshaft
07548 845167
harrietshakeshaft@legatowen.co.uk

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DATE PREPARED: **May 2023**

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



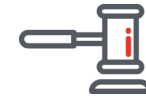
Commercial Agency



Residential Agency



Management



Valuation



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Development



Investment



Landlord & Tenant

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01270 621001
legatowen.co.uk