

TO LET

LegatOwen
CHARTERED SURVEYORS
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PRINCES COURT
NANTWICH · CHESHIRE



Princes Court, Beam Heath Way, Nantwich. CW5 6PQ

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ACCOMMODATION

Regent House	Size Sq Ft	Rent Per Month
Ground Floor		
Room 2	492	£530
Room 3	581	£605
First Floor		
Room 18	182	£190
Room 19	169	£180
Room 25	102	£105
Second Floor		
Room 31	198	£140

Charles House	Size Sq Ft	Rent Per Month
Ground Floor	ALL LET	
First Floor		
Room 105	292	£305
Second Floor		
Room 113	125	£116
Room 114	112	£116
Room 115	112	£116
Room 117	135	£140

TERMS

The offices are available on a minimum term of 12 months

DESCRIPTION

Flexible office space let in historic buildings, one mile from Nantwich. Ample car parking and onsite cafeteria. Space can be provided for small personal business ventures through to larger scale operations. It is an established business community with communal area and parking. Office space with disabled access can also be offered.

Frederick House	Size Sq Ft	Rent Per Month
Ground Floor		
Room 4	729	£790
Room 5	135	£152
Room 6	127	£143
Room 7	130	£135
Room 8	127	£143
Room 12	474	£495
First Floor		
Room 26	474	£495
Second Floor		
Room 27	200	£195

RENT DEPOSIT

A deposit equivalent to 2 month's rent is required for all lettings.

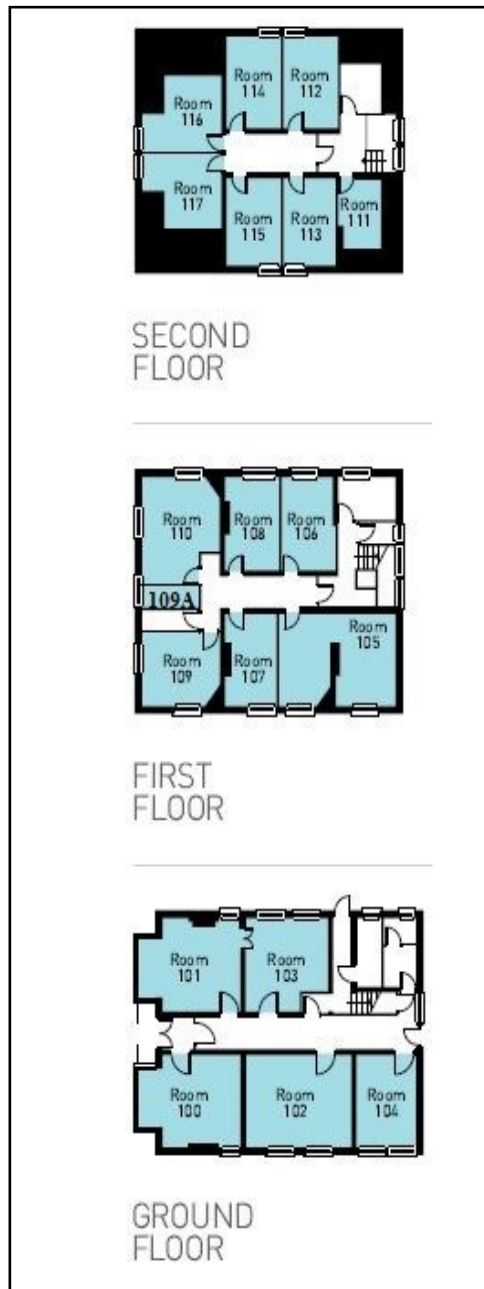
SERVICE CHARGE

Service charge is circa £6.50 per sq ft per annum (includes heating, lighting, cleaning of common areas. General outgoings including telephone and internet etc, business rates if application / small business rates relief will apply if your business only uses one property or its rateable value / size is less than £15,000. Please contact Cheshire East Rating Department for confirmation.

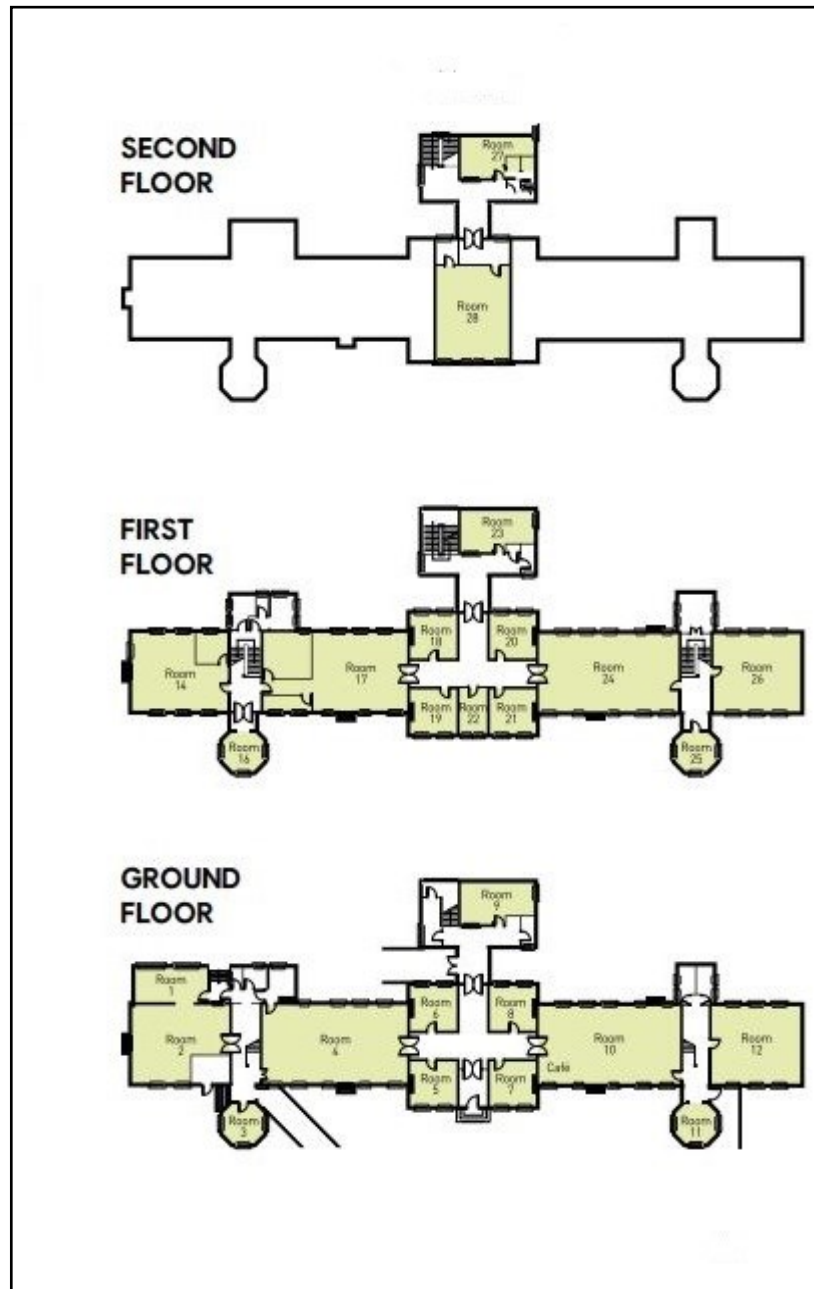
ENERGY PERFORMANCE CERTIFICATES

Premises	Rating
Regent House	D-88
Charles House	D-95
Frederick House	D-81

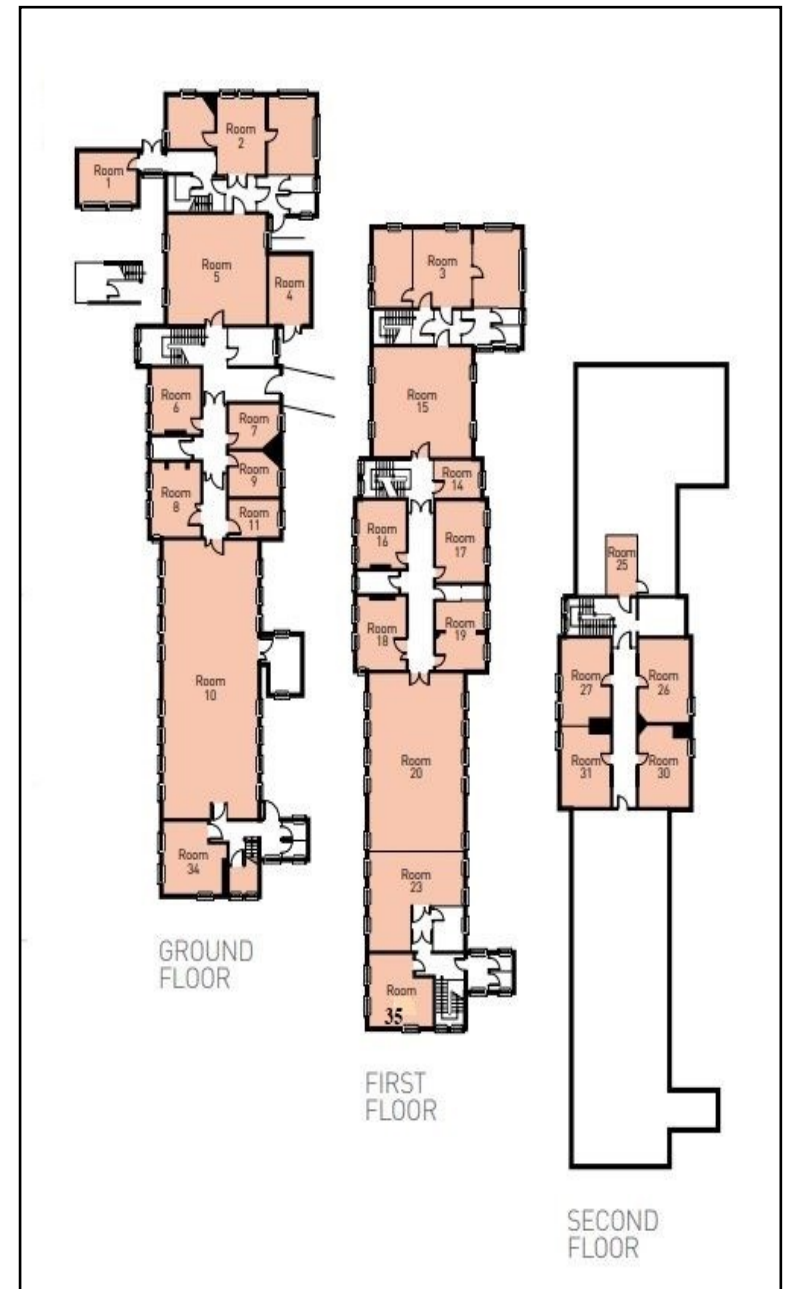
PRINCES COURT, BEAM HEATH WAY, NANTWICH. CW5 6PQ



CHARLES HOUSE FLOOR PLAN

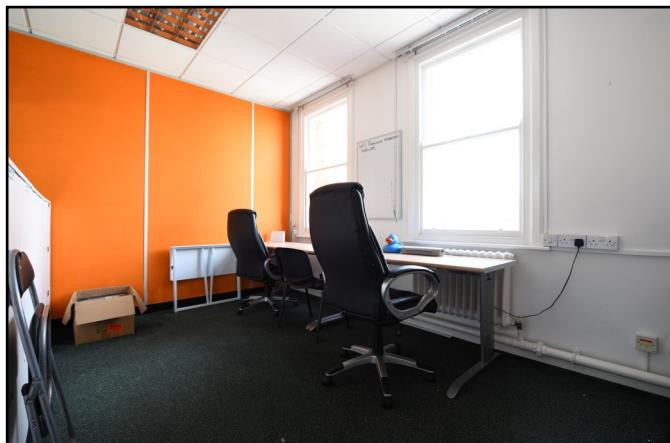
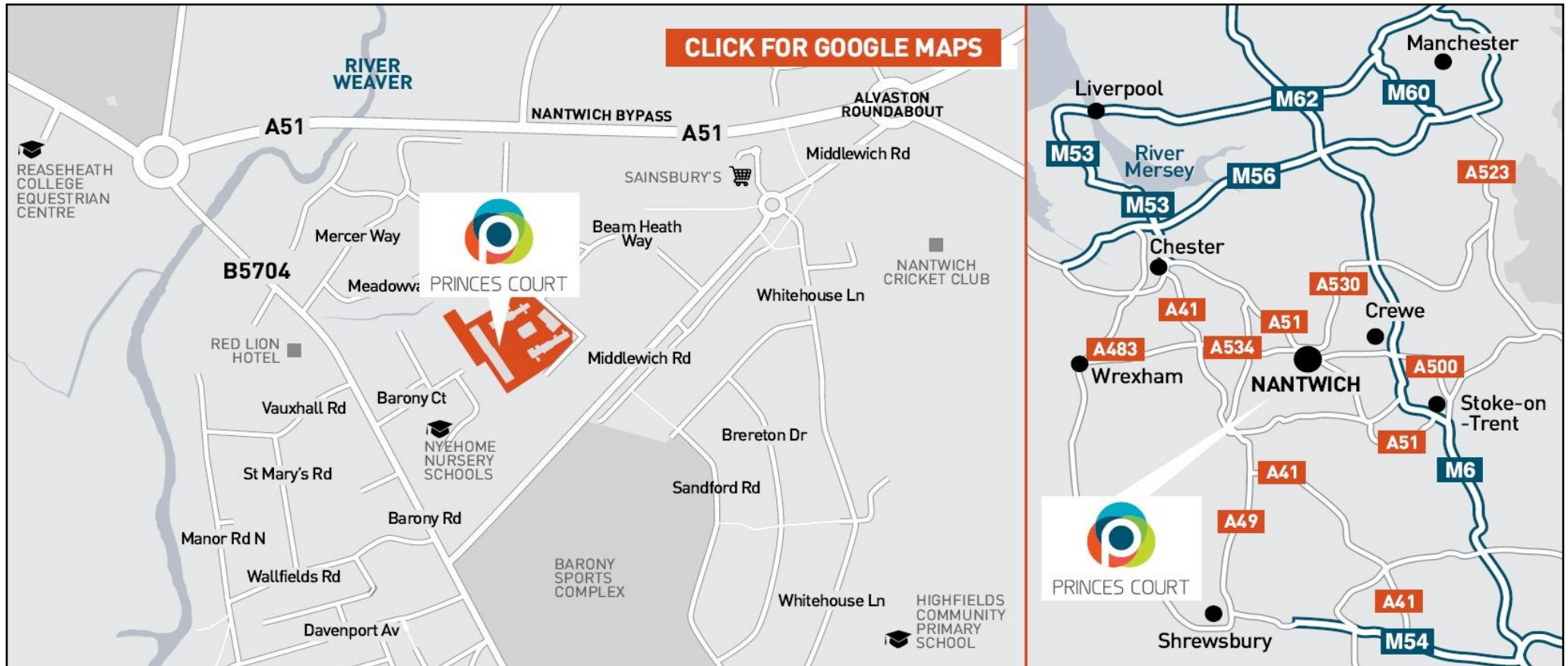


FREDERICK HOUSE FLOOR PLAN

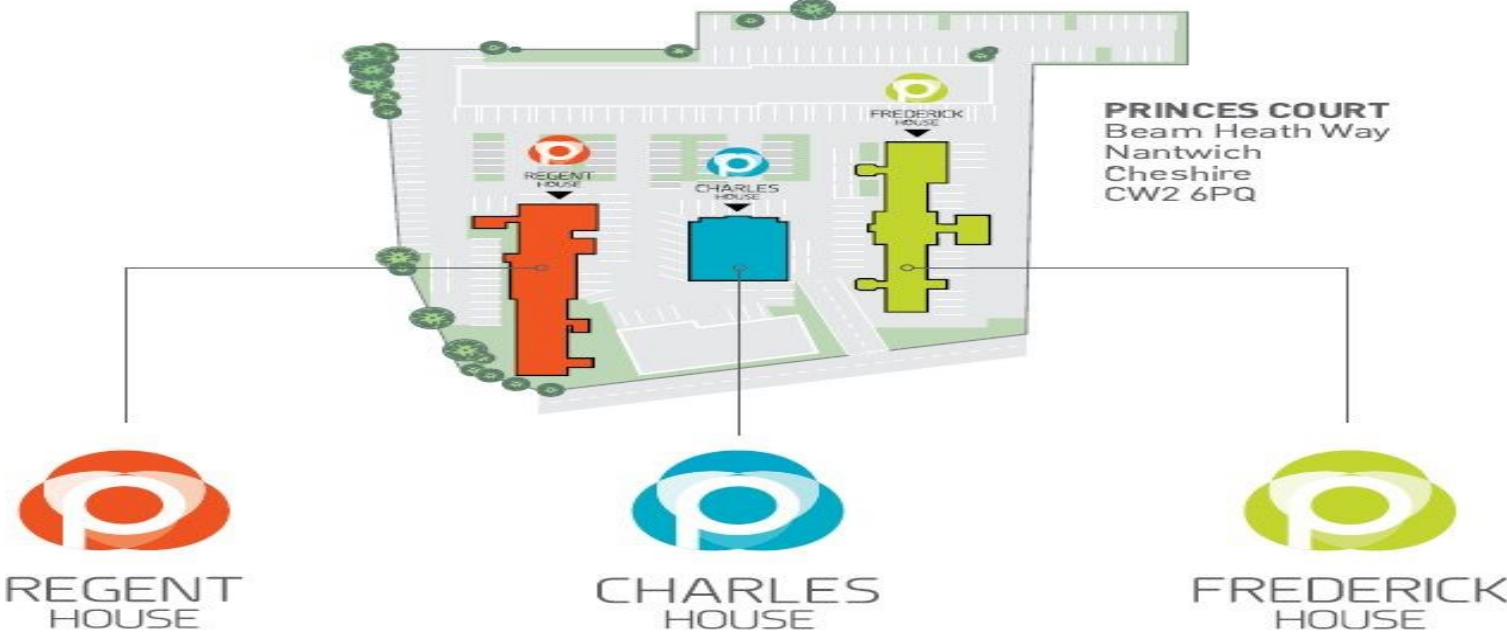


REGENT HOUSE FLOOR PLAN

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ADDRESS

LOCATION

Princes Court is ideally located on the outskirts of the historic market town of Nantwich, close to local amenities, and enjoys ample onsite parking. It is positioned with a short walking distance to a number of major retailers such as Sainsburys, Argos, B & M Home and Garden Centre. The A51 provides quick and easy access to Chester/North Wales to the West and the A500 links to Crewe and the M6 (via J16) to the East. Crewe mainline railway station is a major junction on the West Coast Main Line and provides regular direct services to London Euston in under 1 hour 30 minutes, subject to final confirmation by the government a new HS2 Hub will be created here in due course which will provide a focal point for the North and reduce travel times to London even further.



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.

PLANS AND 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 to be responsible for the payment of their own legal costs

VAT

All terms will be subject to VAT at the prevailing rate



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 given 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 2022