

Unit 5, Mallory House, Mallory Yard, Mobberley, Cheshire WA16 7GY



“ Fantastic modern offices
between Wilmslow
and Knutsford ”

TO LET
FURNISHED GROUND 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 Mobberley Village, approximately 3.5 miles from Wilmslow and 4 miles from the M56 Motorway/Manchester Airport. Mobberley Rail station is also located nearby.

Mobberley Village boasts a range of amenities including a Co-Operative Store, Post Office, Pharmacy, Bakery, and several local pubs. Knutsford is accessible by car in 5 minutes, Alderley Edge in 8 Minutes and Wilmslow in 9 Minutes all offering a wealth of restaurants, bars and further amenities.

AVAILABILITY

Ground floor - 2,447 sq ft

RENT

£2,523 per month

RATES

Rateable value £20,250

Estimated rates payable £9,940 pa

SERVICE CHARGE

Currently £4,300 per annum

DESCRIPTION

Unit 5 forms part of a modern office development in a rural setting. The office is on the ground floor and provides contemporary, high specification office accommodation, available part furnished. The offices benefit from:

- DDA Compliant
- Shower and WC Facilities
- Raised Floor
- Fitted Kitchen
- Glazed Partitions
- Large Open Plan office
- Glazed Boardroom with furniture
- Glazed Meeting Room/ Private Office
- Reception Desk
- 5 x Desks
- 6 x Desk Pods
- Air Conditioning
- LED lighting
- Key fob entry/Intercom
- Pre-wired for VOIP telephone system

CAR PARKING

6 dedicated parking spaces (further parking can be made available subject to rent agreed)

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.

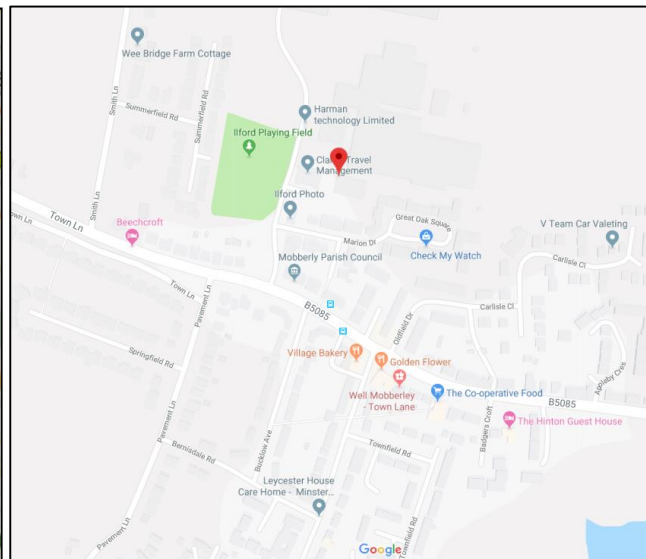
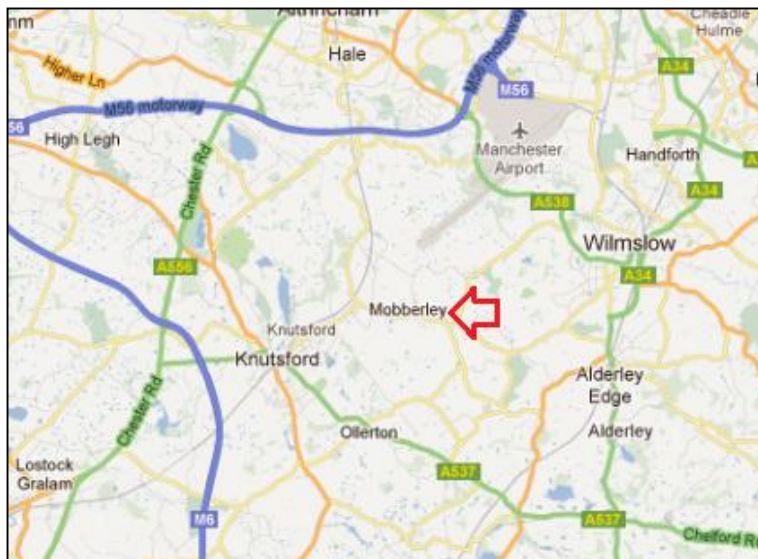
SERVICES

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
March 2020**



Important Notice

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