

Unit E, Brooke Court, Handforth, Cheshire, SK9 3ND



“ High Quality Office Building
on Modern Business Park ”

FOR SALE/TO LET
WELL APPOINTED OFFICE SPACE
WITH CAR PARKING
2,461 – 5,139 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Unit E forms part Brooke Park, a purpose built business park located on Lower Meadow Road. The Handforth Dean junction of the A34 is a short drive from the property, providing quick access to surrounding towns and the wider motorway network.

Both Handforth and Wilmslow Train Station are within 5 minutes of the office, providing local and national services, Wilmslow Station offers regular services to London Euston. Manchester Airport is also accessible within 4 miles of the office.

Handforth Dean retail park boasts a host of national retailers including; M&S, Tesco, Outfit, Boots & Next, all less than ½ mile away, an 8 minute walk. The Gym, Handforth is located across the road from the office with Total Fitness 1 mile from the property.

FLOOR AREA

GF: 2,461 sq ft
FF: 2.678 sq ft
Total: 5,139 sq ft

CAR PARKING

20 car spaces available at a cost of £350.00 per space annum.

DESCRIPTION

Recently refurbished two storey office providing high quality open plan work space. With a combination of large glazed meeting rooms and private office, two well appointed kitchen/dining area and shared WC's. The suite benefits from a new suspended ceiling, LED Lighting and carpet tiles.

SALE PRICE

£905,000 plus VAT

RENT

£16.50 per sq ft plus VAT

LEASE

The premises are available by way of an effective full repairing and insuring lease for a term of years to be agreed, incorporating rent reviews at the appropriate intervals.

LEGAL COSTS

Each party is responsible for their own legal fees.

RATEABLE VALUE

£72,500

INSURANCE

£TBC for the current year.

SERVICE CHARGE

The service charge is currently £6,854 per annum, £1,713 per quarter.

BROADBAND

It is understood that 76Mb Superfast fibre broadband is available in the area.

SERVICES

It is understood all main services are made up and connected to the property.

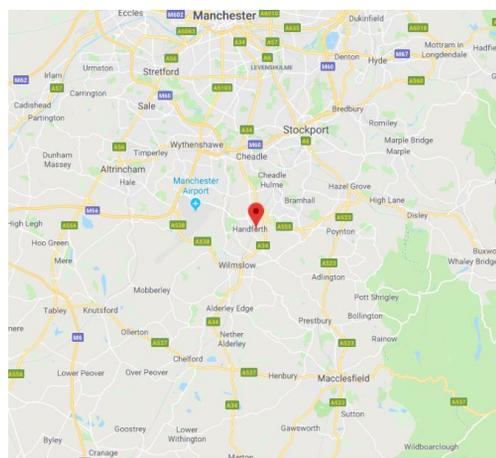
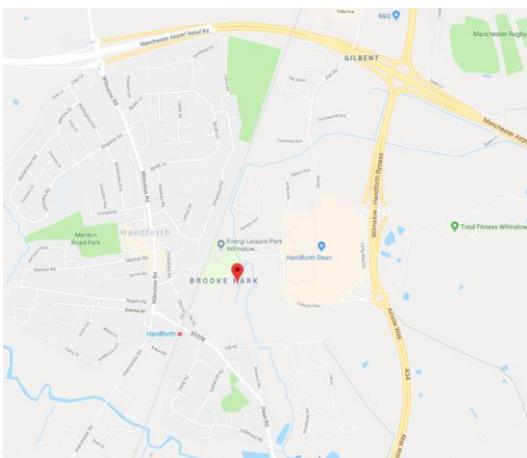
VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk

EPC

Available on request

**Subject to Contract
October 2020**

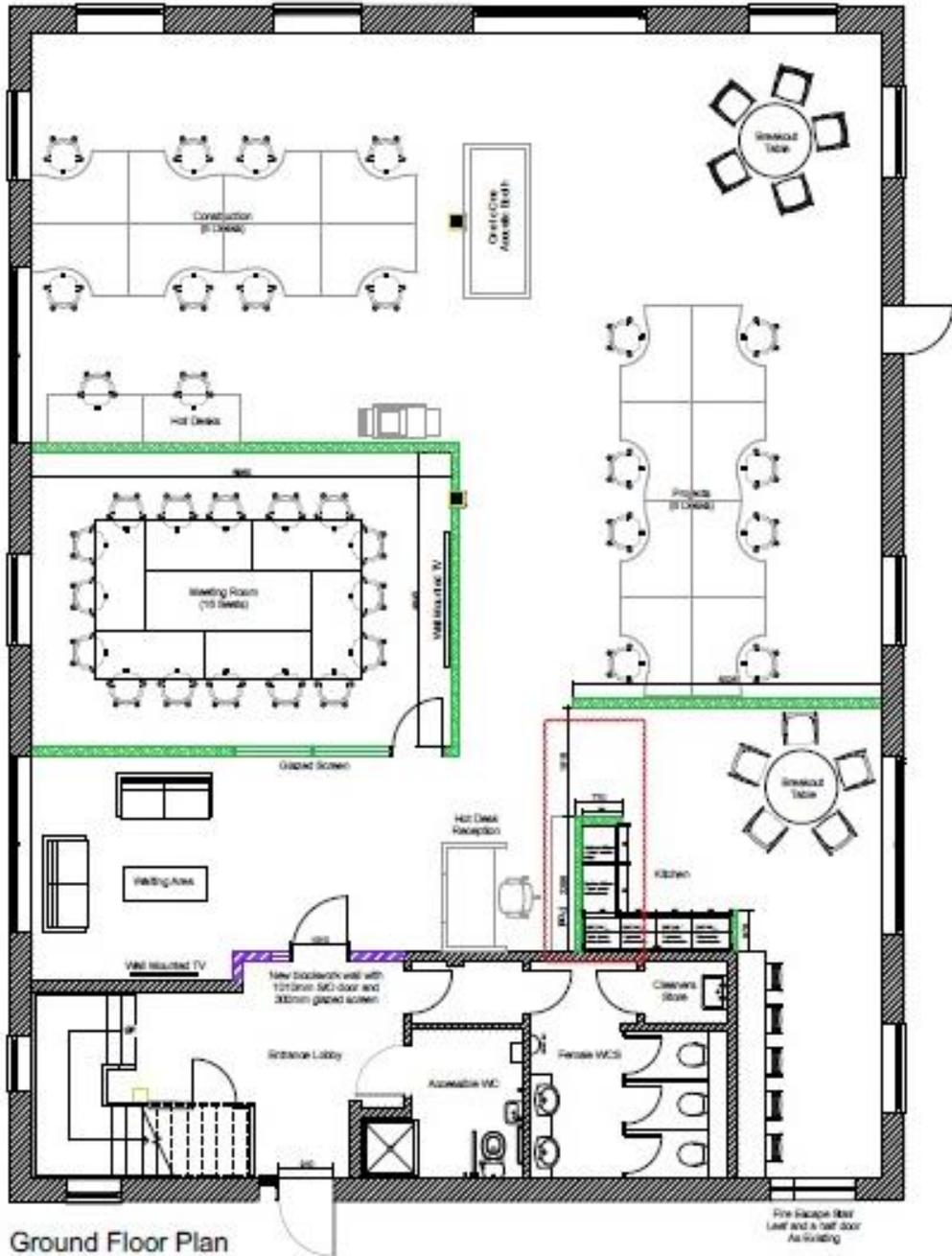


Important Notice

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Ground floor plan



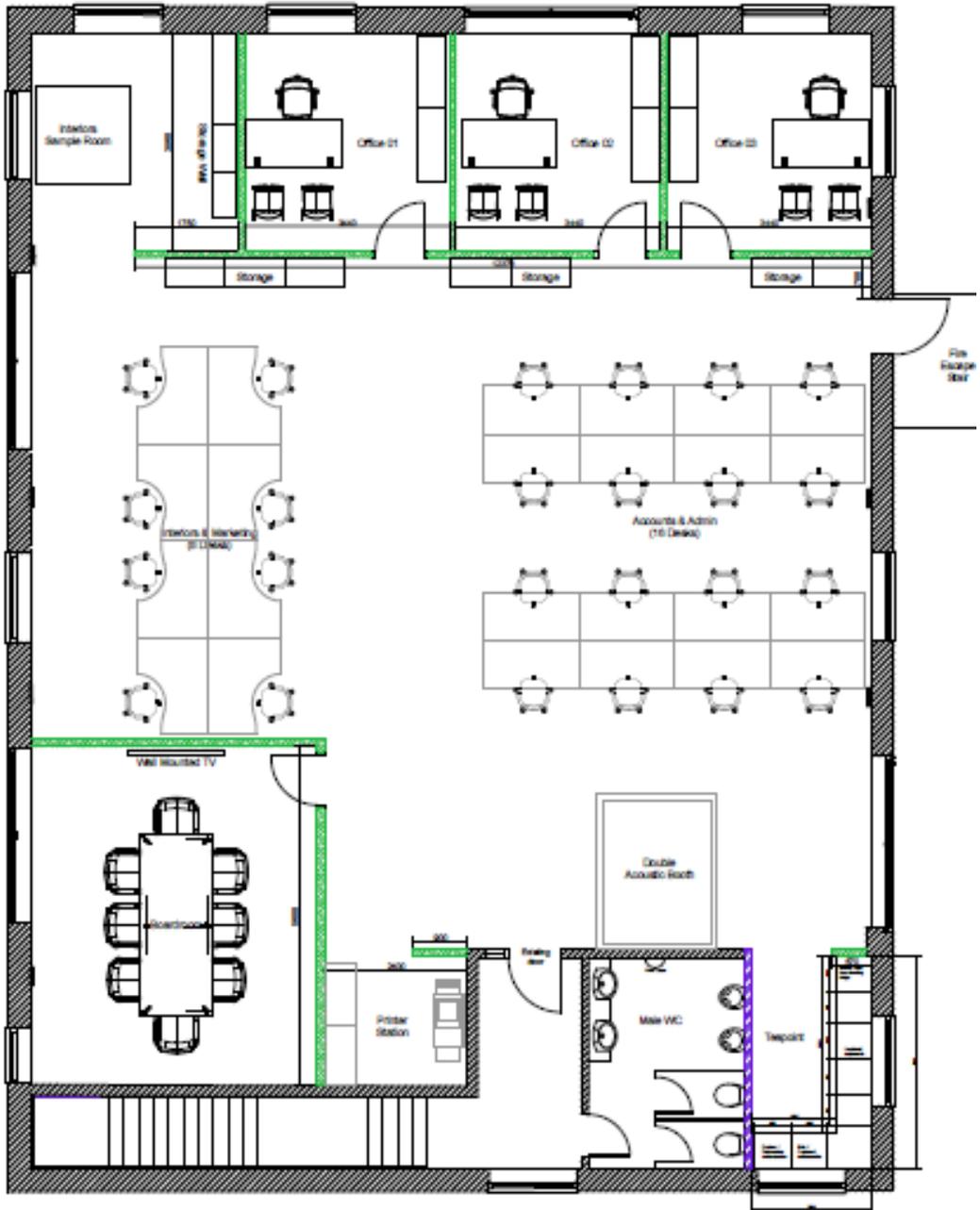
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First floor plan



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