

**Unit A1, Evolution House, Brooke Court, Handforth, Cheshire, SK9 3ND**



“ Well appointed office premises  
on an extremely popular Business  
Park ”

**TO LET**  
**GROUND FLOOR OFFICE SPACE**  
**WITH CAR PARKING**  
**2,374 SQ FT**

**t: 01625 800 066**  
**t: 01565 260 000**

**LOCATION**

The office forms part of 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.

Handforth Train Station is within walking distance of the office whilst Wilmslow is a 5 minute drive of the office, providing local and national services including trains 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 business park with Total Fitness also 1 mile from the property.

**CAR PARKING**

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

**FLOOR AREA**

2,374 sq ft

**SPECIFICATION**

Located on the Ground Floor and, finished to a high standard, the office benefits from:

- High quality glazed partitioning.
- Large partitioned Board Room.
- Combination of partitioned private and shared office spaces.
- Air Conditioning
- Suspended Ceiling
- Fully Fitted Kitchen
- Perimeter trunking
- Allocated Parking Spaces

**RENT**

£16 per sq ft

**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.

**RATEABLE VALUE**

£36,000

**SERVICE & ESTATES CHARGE**

There is a combined Service & Estates charge to cover the running and maintenance of the building and estate. The combined charge is currently £6.90 per Sq Ft.

**BROADBAND**

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

**INSURANCE**

£721.50 for the current year.

**SERVICES**

The property is connected to electricity and water mains services, the office suite will be separately metered for electricity. There is also a gas provision to the office.

**LEGAL COSTS**

Each party is responsible for their own legal fees.

**EPC**

Available on request

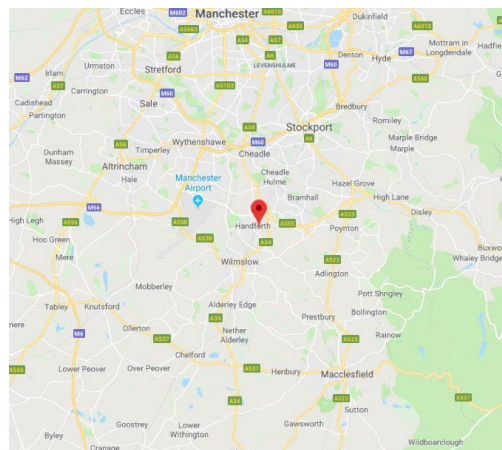
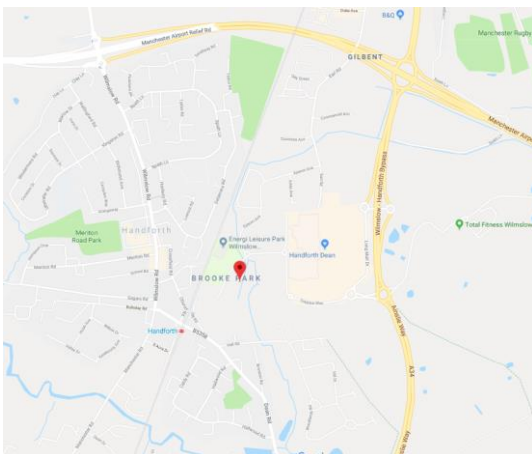
**VAT**

All prices and outgoings are liable for VAT.

**VIEWINGS**

Strictly by appointment with Williams Sillitoe on **01625 800066 / 07557 853 813** or contact Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)

**Subject to Contract**



**Important Notice**

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