

RORY MACK

ASSOCIATES

TO LET:

FROM: £9,500 PAX

Units 1-5 Allumbrook Barns

London Road, Holmes Chapel,
Cheshire, CW4 8AX



- Prestigious development of five individual office suites from 662 sq ft to 1,058 sq ft
- Beautifully converted farm building in rural location with main road frontage
- On site parking and close to Holmes Chapel town centre and Junction 18 (M6)
- Effectively brand-new units with excellent internet capacity
- ***Only 2 suites remaining***

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Holly House,
37 Marsh Parade,
Newcastle-under-Lyme,
Staffordshire ST5 1BT

T: 01782 715725
F: 01782 715726
E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

Allumbrook Barns is a prestigious barn conversion project which has been completed to a high standard throughout and briefly comprises a range of five self-contained suites of varying sizes, all of which benefit from onsite parking and far reaching views of the countryside. The units have been finished to a high standard throughout and each unit offers a unique arrangement of accommodation and internal layout, with most being arranged in open plan. Units 1 and 3 are completely self-contained, whilst units 2, 4 and 5 are accessed via a shared reception area with communal toilet facilities and a passenger lift serving units 4 and 5 - ensuring DDA compliance. All of the units are fully decorated and offered with floor coverings and ready for immediate occupation and will come with allocated parking spaces.

LOCATION

The property comprises an 'L' shaped former farm building, forming part of the Allumbrook Farm estate and is positioned opposite the main farm house. The property is also highly visible from London Road (A50) and is approx. one mile to the south of Holmes Chapel town centre and approx. 2 miles from Junction 18 of the M6 motorway.

ACCOMMODATION/RENT SCHEDULE

Unit No	Floor	Desc	Size (sq ft)	Rent pa
Unit 1	Grd	Reception	198	
		Office	279	
	1st	Store	68	
		Office	513	
			1058	LET
Unit 2	Grd	Office	810	
			810	£12,000
Unit 3	Grd	Entrance	95	
		Store	46	
		Office	630	
			771	LET
Unit 4	1st	Office 1	333	
		Office 2	329	
			662	£9,500
Unit 5	1st	Office 1	315	
		Office 2	616	
			931	LET

SERVICES

All services are connected, and each unit is separately metered and benefits from air conditioning and underfloor heating. Each unit has its own independent BT Fibre To The Premises (FTTP) internet connection, suitable for business use and with a 330 Mbps capacity and the ability to be upgraded for anyone with high usage requirements. No services have been tested by the agents.

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VAT

The rent will be subject to VAT

BUSINESS RATES

The units are yet to be assessed for Business Rates.

TENURE

Available by way of a new full repairing and insuring lease, by way of service charge, for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

C02455/17052022



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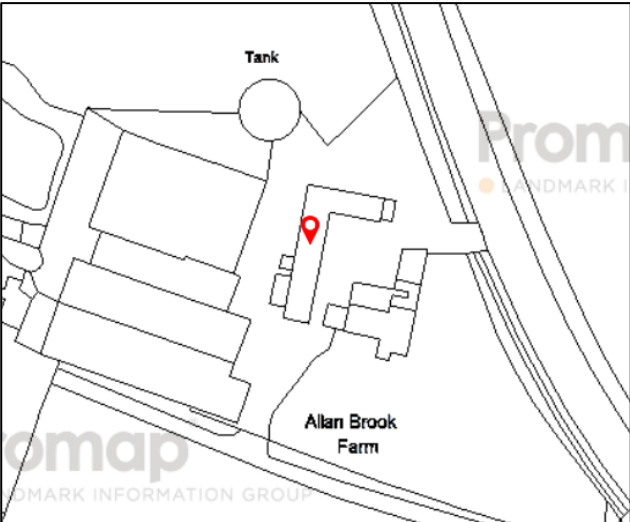
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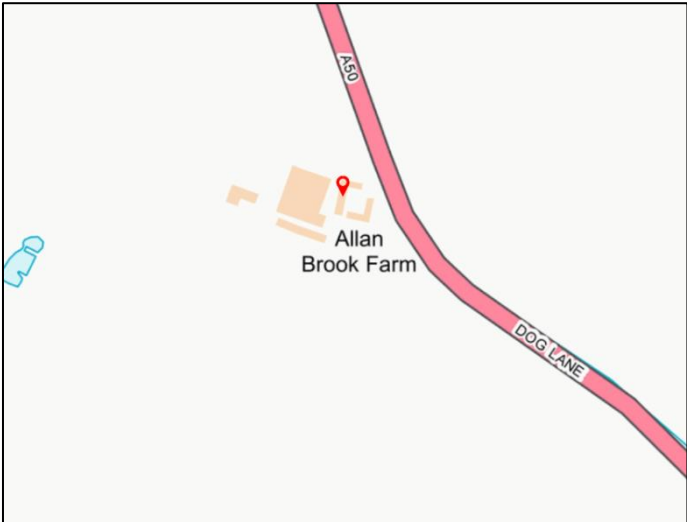
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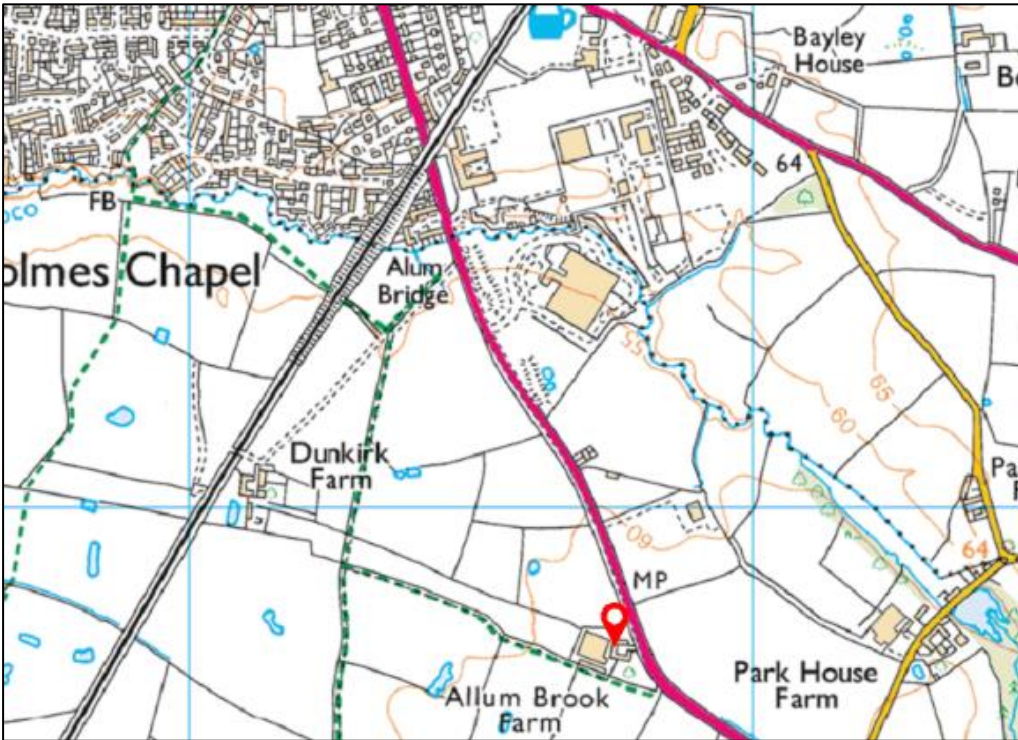
ORDNANCE SURVEY MAP

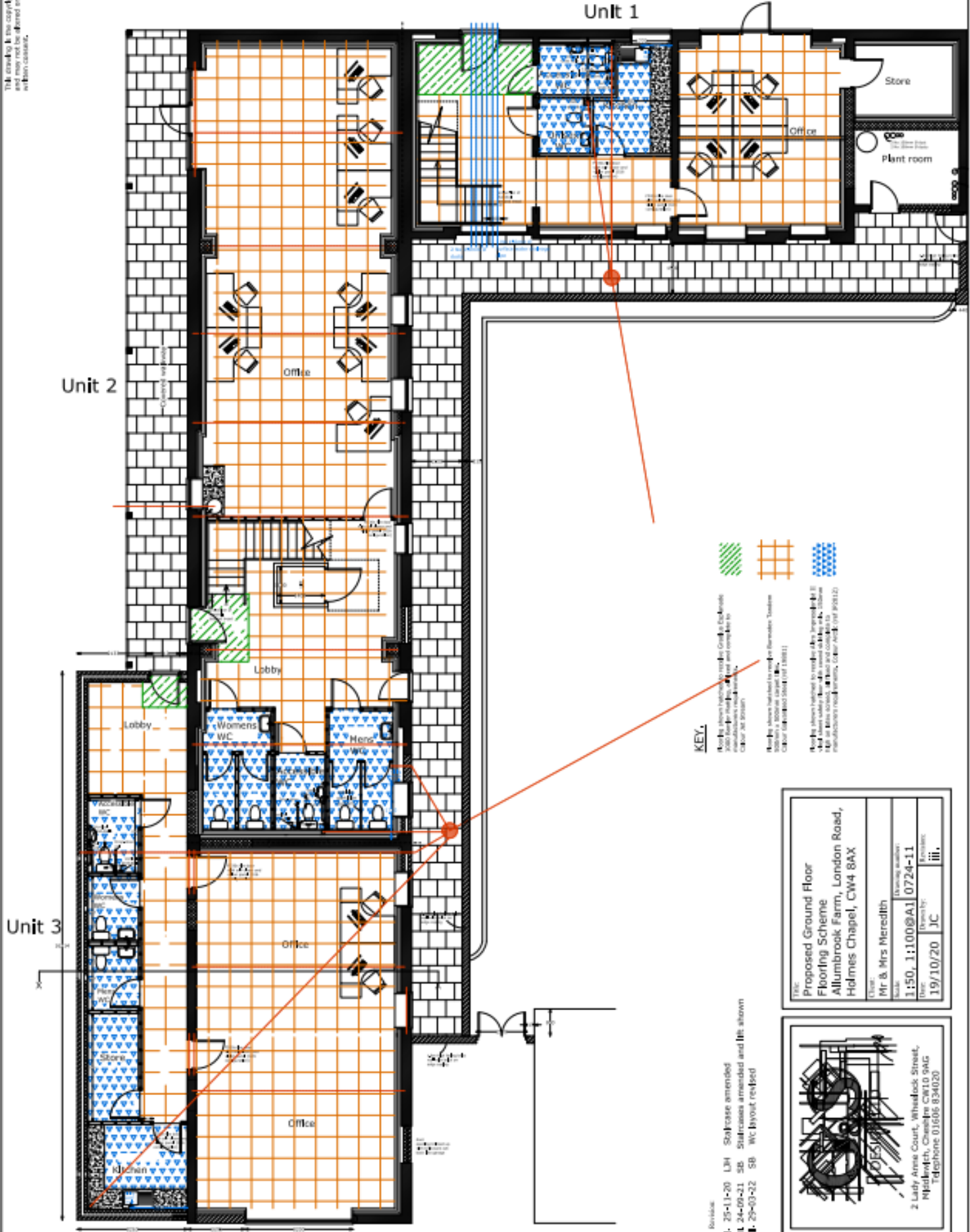


STREET MAP



TOWN MAP

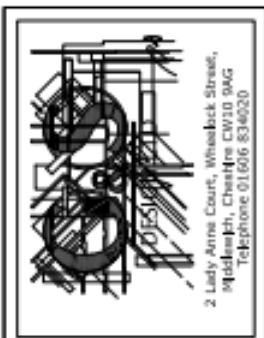
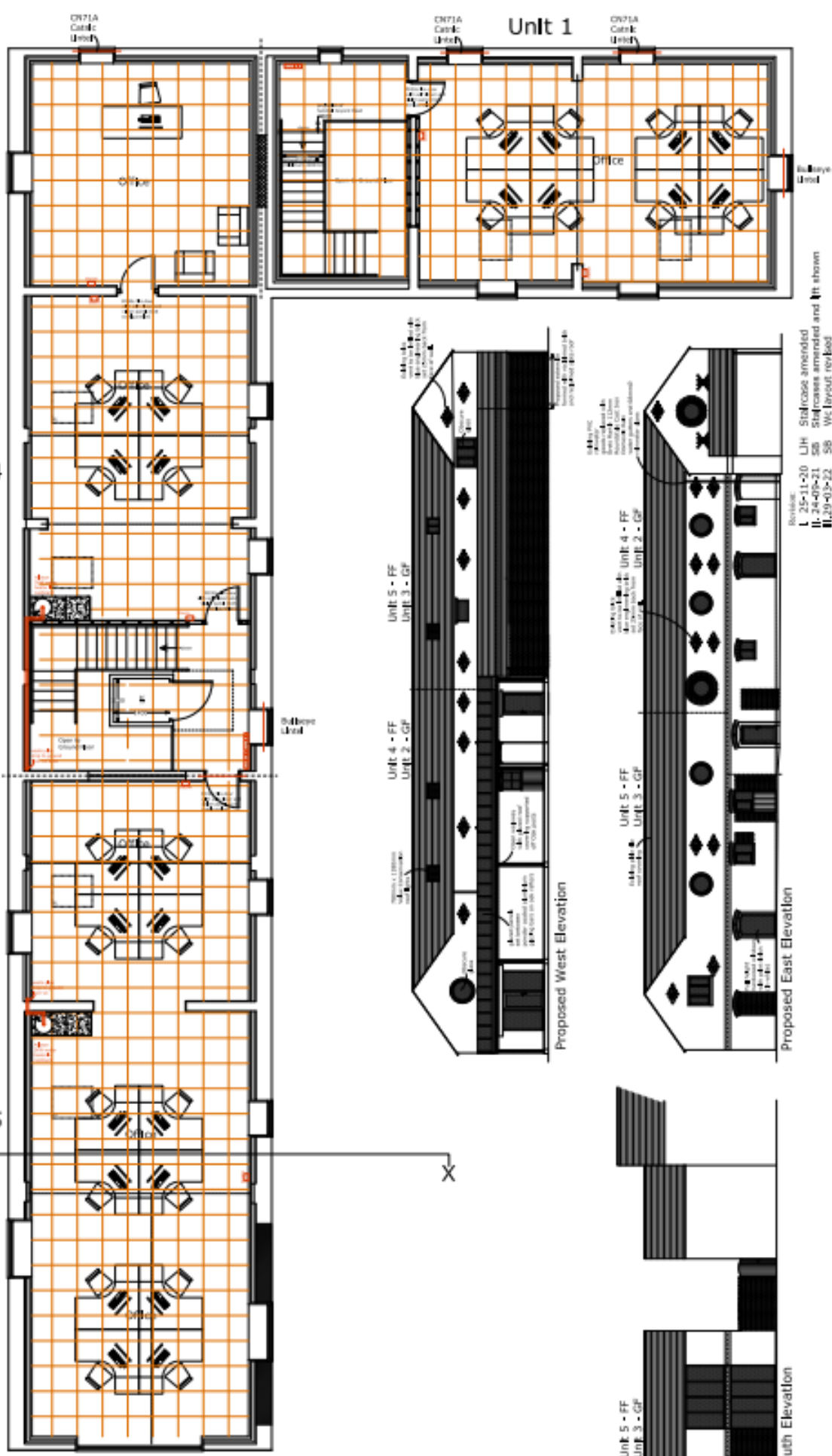




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Unit 4

Unit 5

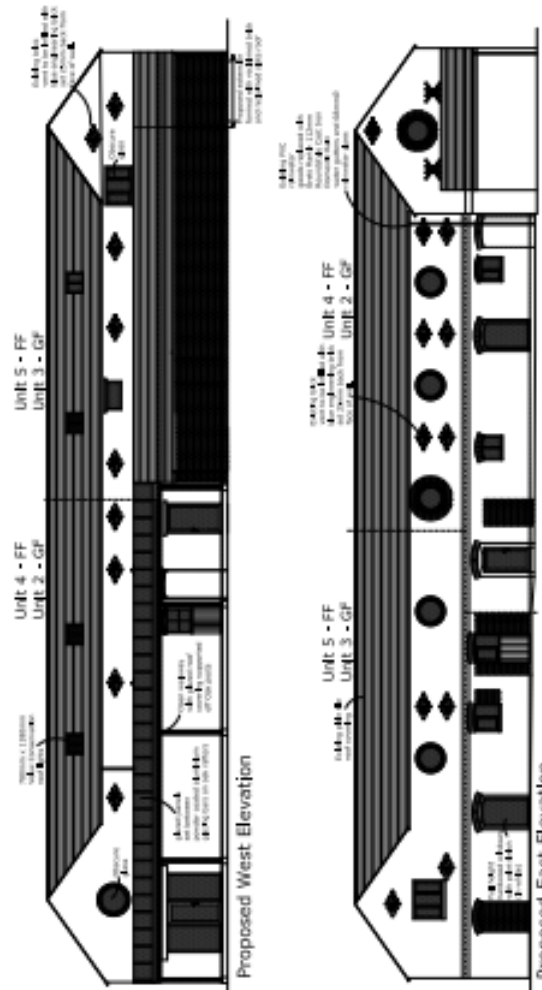


2 Lady Anne Court, Winknick Street, Mpsdenham, Chesham CW30 9AG
Telephone 01606 836020

Proposed First Floor
Flooring Scheme & Elevations
Allumbrook Farm, London Road,
Holmes Chapel, CW4 8AX

Client:	Mr & Mrs Meredith
Scale:	1:50, 1:100 @ A1, 0724-12
Date:	19/10/20
Drawn by:	JC
Checked by:	iii.

Revisions:
 I 25-11-20 LH Staircase amended
 II 24-09-21 SB Staircases amended and Rn shown
 III 29-03-22 SB WC layout revised

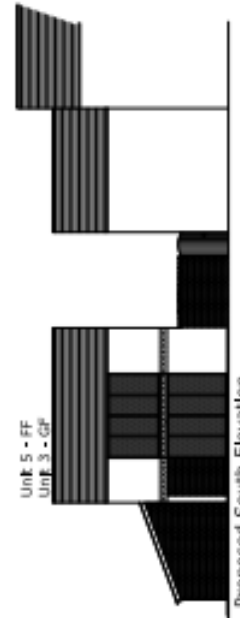


Proposed West Elevation

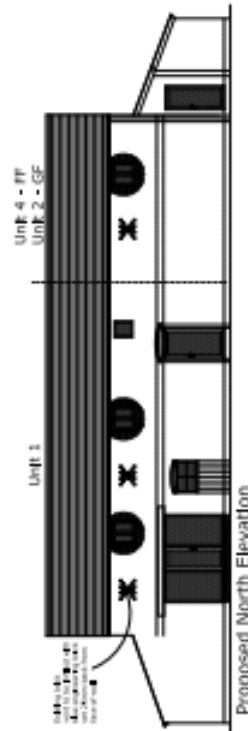
Proposed East Elevation

KEY.

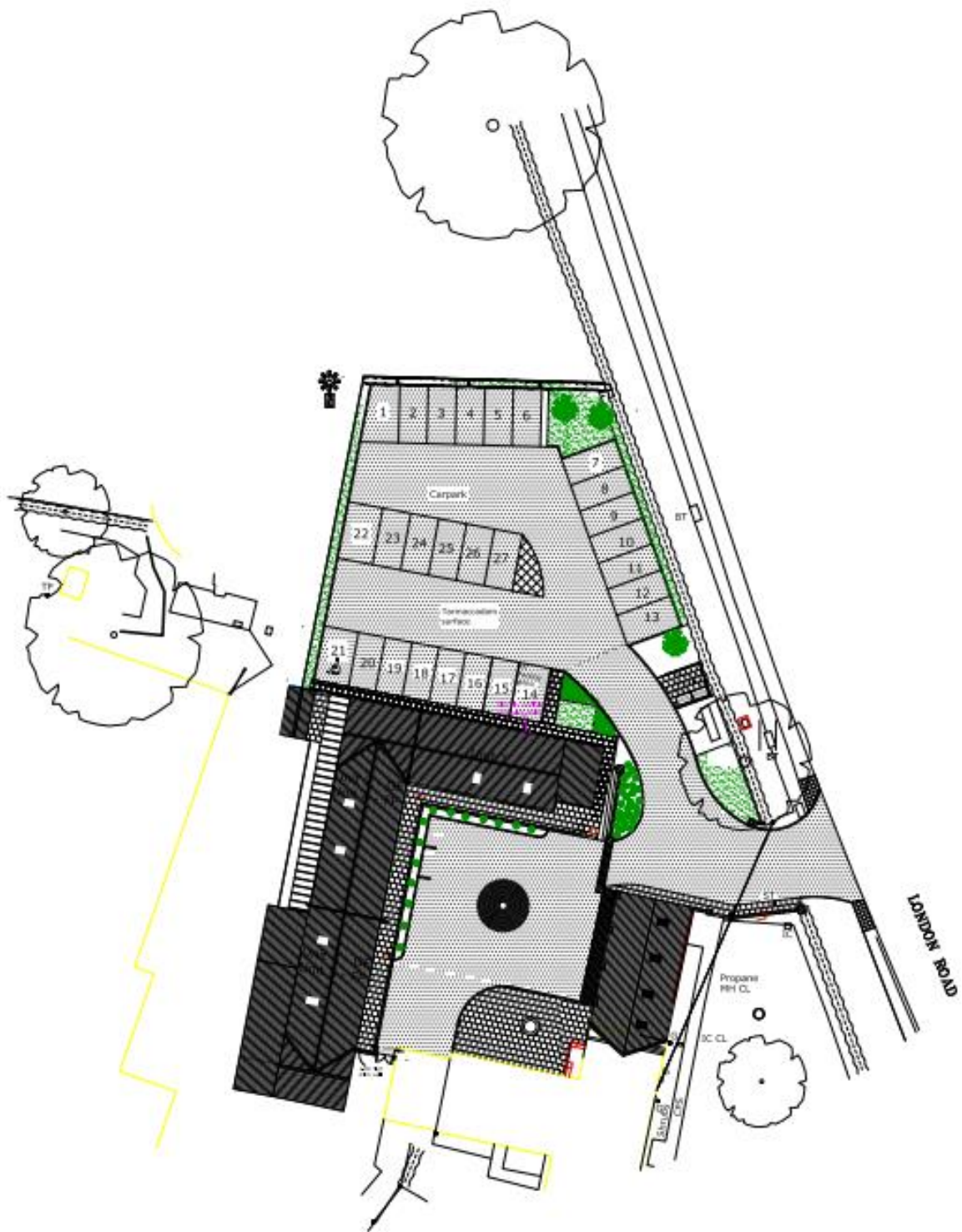
- Red hatched areas indicate structural supports
- Orange grid lines indicate structural grid lines
- Blue grid lines indicate structural grid lines
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- Orange grid lines indicate structural grid lines
- Blue grid lines indicate structural grid lines



Proposed South Elevation



Proposed North Elevation



Allum Brook Farm,
 London Road,
 Holmes Chapel,
 CW4 8AX
 1:500 @A4