

# RORY MACK

ASSOCIATES



PEAR TREE FARM BARN,  
BACK LANE, SMALLWOOD,  
SANDBACH, CHESHIRE, CW11 2UN

**TO LET**  
**£25,000 PA**

- Detached office premises extending to 1,729 sq ft
- Completely refurbished throughout and available early Summer 2026
- Rural location with excellent road connections, within 2 miles of M6 (J17)
- Onsite parking for 8+ cars
- EPC: Band C (67)



# PEAR TREE FARM BARN

## BACK LANE, SMALLWOOD

### SANDBACH, CW11 2UN

#### GENERAL DESCRIPTION

A modern detached office premises briefly comprising four well-proportioned offices together with a smaller offices, kitchen and welfare facilities. A modern building of cavity brick and block elevations supporting a pitched tiled roof surface, of traditional barn-conversion style, having recently been completely refurbished internally to include redecoration, new sanitary fittings and floor coverings and is available for occupation from the end of May 2026. Externally and adjacent to the property is an enclosed parking area that can accommodate approx. 8 vehicles. The rooms are light and airy, some of which have vaulted ceilings with attractive Tudor beams and would suit a wide range of office and/or consultancy orientated businesses.

#### LOCATION

The property forms part of Pear Tree Farm and has a frontage to Back Lane and is within approx. ¼ of a mile of the Newcastle Road (A50). Junction 17 of the M6 is approx. 2 miles. Sandbach town centre is approx. 3 miles to the west.

#### SERVICES

Mains water, drainage, gas and electricity are connected. Central heating powered by oil. Please note that no services have been tested by the agents.

#### VAT

The rent is not subject to VAT.

#### TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum of 3 years and with rent reviews every 3 years and with each party bearing their own legal costs associated with the lease. An administration fee of £250 plus VAT is payable by the incoming tenant for the preparation of the Lease.

#### BUSINESS RATES

Rateable Value: £20,500  
Rates Payable: £8,856 pa (26/27)

#### ACCOMMODATION

<u>Ground floor:</u>		<u>First floor:</u>	
Entrance porch	67 sq ft	Office 4	328 sq ft
Office 1	370 sq ft	Office 5	307 sq ft
Office 2	345 sq ft	2 x WCs	-
Office 3	52 sq ft		
Kitchen	76 sq ft		
Staffroom	66 sq ft	<b>Total NIA:</b>	<b>1,729 sq ft</b>
Store	118 sq ft		
Dis WC	-		
WC	-		

#### ANTI MONEY LAUNDERING REGULATIONS

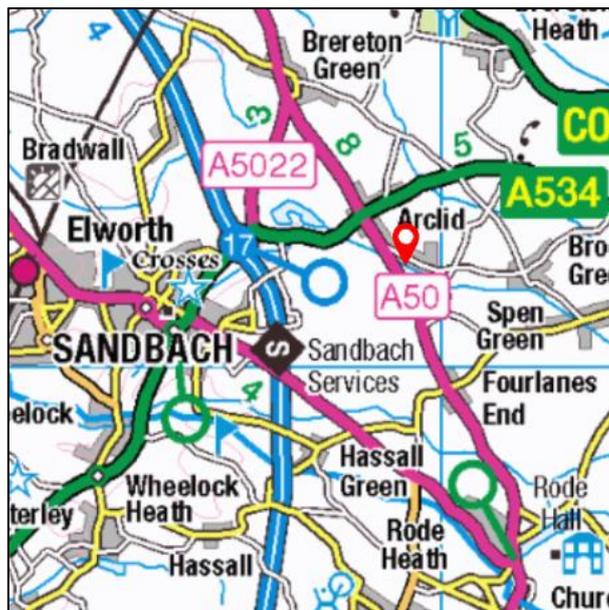
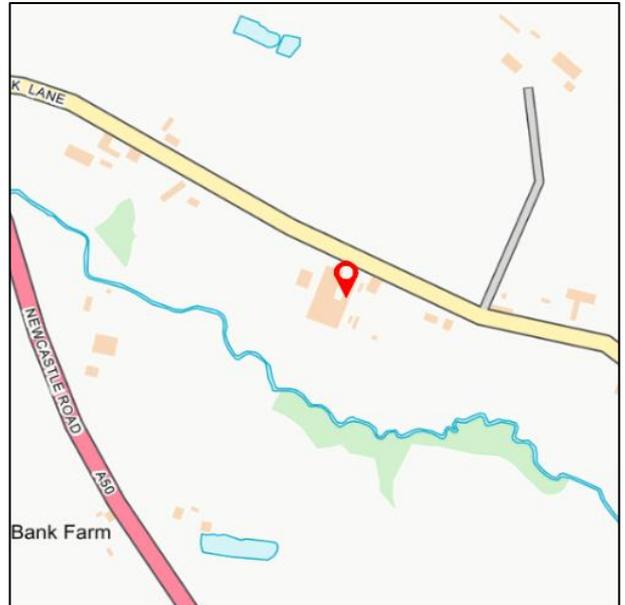
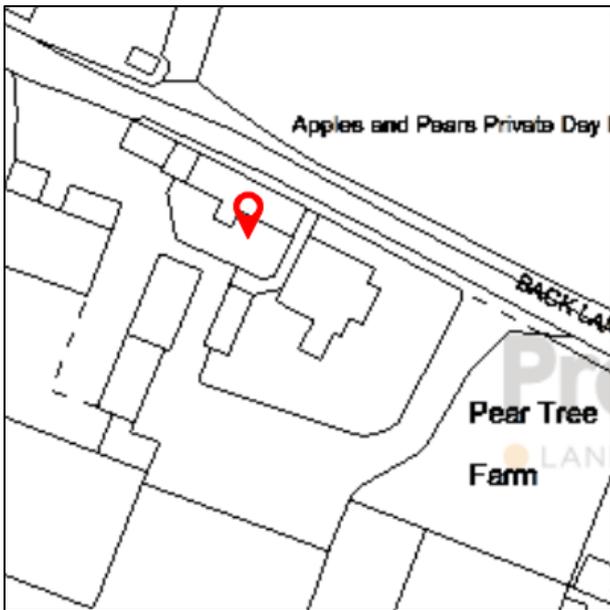
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



# PEAR TREE FARM BARN

BACK LANE, SMALLWOOD

SANDBACH, CW11 2UN



## OFFICE

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Newcastle

Staffordshire

ST5 1BT

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[www.rorymack.co.uk](http://www.rorymack.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements