

TO LET

FIRST FLOOR OFFICES WITHIN AN AWARD-WINNING BARN CONVERSION
76.5 SQ M (823 SQ FT)

Lamb & Swift
Commercial Property

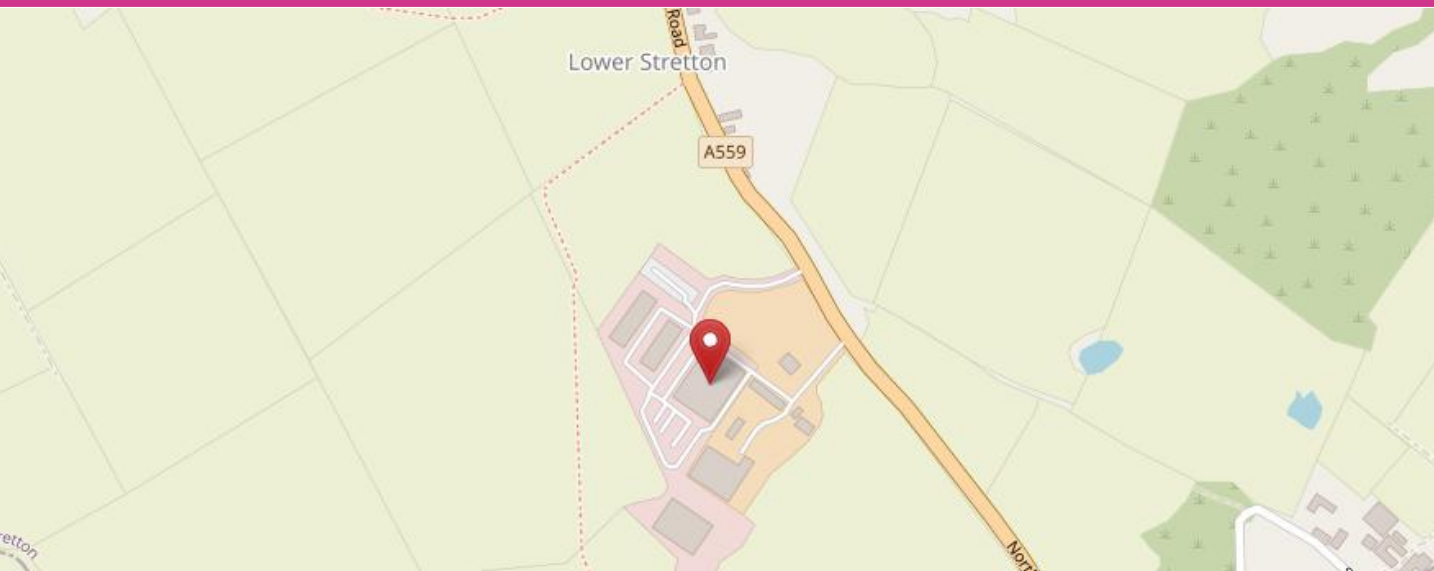
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SUITE 3B WALNUT TREE FARM
NORTHWICH ROAD
LOWER STRETTON
WARRINGTON
WA4 4PG

£15,500
PER ANNUM

- **First Floor Office Suite**
- **Attractive rural location**
- **Located close to Junction 10 M56 Motorway**
- **Parking available**
- **Air Conditioned**
- **£15,500 per annum**



LOCATION

Walnut Tree Farm is located just off Junction 10 of the M56 Motorway, one junction from the intersection with the M6.

Although this is a rural location, Warrington Town Centre is only 4 miles to the north and Northwich is 6 miles south.

What3Words – snowy.careful.salt

DESCRIPTION

Walnut Tree Farm is an attractive barn conversion providing high quality offices. The development won LABC Built in Quality Award in recognition of the high standards of construction and workmanship.

A first floor suite is available where the specification includes raised floor access, air conditioning and suspended ceilings with integral lighting. There is lift access from the communal entrance area.

The courtyard development includes The Hollies Farm Shop with restaurant facility

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
First Floor Offices	76.5	823
TOTAL	76.5	823

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed at a rental of £15,500 per annum..

VAT

VAT is applicable and will be charged at the prevailing rate.

SERVICES

Mains services connected to the property include water, gas, electricity supply and mains drainage. There is an air conditioning system.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £12,000 from 1st April 2026.

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 43.2 pence in the £ for qualifying small businesses.

EPC

The suite has an EPC rating of C

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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