



£434 PCM

Theme House Park Hall

Office

01253 628000



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# Step Inside

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## Key Features

- SITUATED WITHIN BEAUTIFUL COUNTRYSIDE
- FLEXIBLE LEASE TERMS AVAILABLE
- LOCATED WITHIN EASY REACH OF THE M6 & M61 MOTORWAY NETWORK
- EXTENSIVE CAR PARKING AVAILABLE
- SELF CONTAINED UNIT/OFFICE BUILDING THAT WOULD SUIT A VARIETY OF USES
- VIEWING HIGHLY RECOMMENDED
- FIRST FLOOR OFFICE
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## Property Description

Willows Estates are delighted to offer this ready-to-move-in to ground floor commercial premises, modern fully self-contained unit comprising of four comfortable workstations, two storage rooms, WC, and kitchen area.

## Main Particulars

Located within the prestigious grounds of Park Hall Hotel complex, set within 140 acres of beautiful wooded countryside providing ease of commuting being in close proximity to the M6 & M61 motorway

Each unit benefits from its own electric supply, whilst the accommodation has oil fuel heating. Access via own individual entrance door.

### VIEWING

By prior appointment with the Landlord agent. Willows Estates. Telephone 01253 628000

Misrepresentation Act 1967: Willows Sales & Letting Limited. for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment, or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.





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