

TO LET



SELF CONTAINED HIGH QUALITY OFFICE BUILDING 2,622 SQFT

**Unit 3
The Clock Tower
Manor Lane
Holme Chapel
Cheshire CW4 8DJ**

- On site parking
- Close to Holmes Chapel Railway Station
- M6 motorway short drive away
- Short walk to Holmes Chapel village centre

0161 833 9797 www.wtgunson.co.uk

LOCATION

The Clocktower is a courtyard scheme of individual office buildings in an attractive setting adjacent to Holmes Chapel Railway Station. The development is on Manor Lane close to the A54 and junction 18 of the M6 motorway. Holmes Chapel Town Centre is within half a mile and Manchester Airport is approximately 11 miles away.

DESCRIPTION

The property comprises an end terraced double storey office building of brick construction beneath a pitched tiled roof. The accommodation is mainly open plan over two floors. There are kitchen and WC facilities. The property benefits from Air con and LED lighting. There is on site car parking available (£350 per space per annum).

ACCOMMODATION

As measured on a net internal basis the areas are as follows:

Ground Floor	1,308 sq ft
First Floor	1,314 sq ft
Total	2,622 sq ft

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a quoting rent of **£15/sqft**. Car parking is available at **£350pa** per space.

SERVICE CHARGE/BUILDING INSURANCE

The tenant will be responsible for an estate maintenance charge and reimbursement of the building insurance on a fair proportion basis.

BUSINESS RATES

The property has a Rateable Value of £30,500. The Rates payable are £13,176pa (43.2p/£ - 2026/27).

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

ENQUIRIES/VIEWING

By appointment with the joint agents:

WT Gunson

Neale Sayle

neale.sayle@wtgunson.co.uk

Josh Hill

josh.hill@wtgunson.co.uk

TEL: 0161 833 9797

Williams Sillitoe

Simon Gardner

sg@willsill.co.uk

TEL: 01565 260000



Date of preparation: Oct 2026

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk