HURSTWOOD HOLDINGS

EDWIN FODEN BUSINESS CENTRE, MOSS LANE
SANDBACH, CW11 3AE

More Details

View Video Tour



AMPLE PARKING

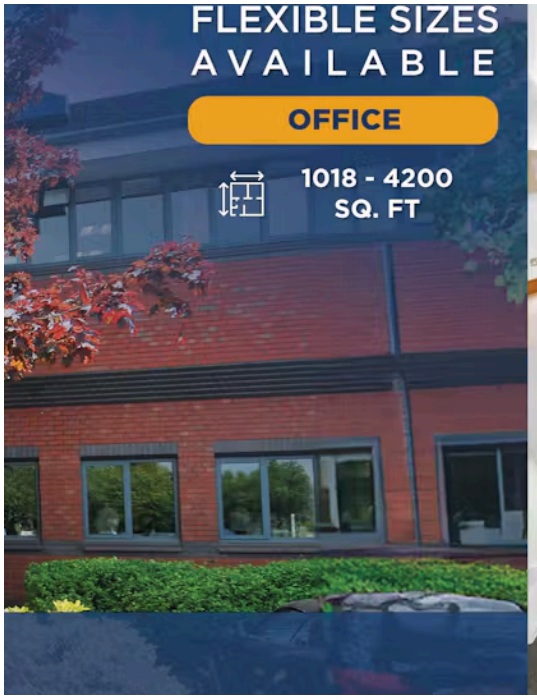
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SUMMARY

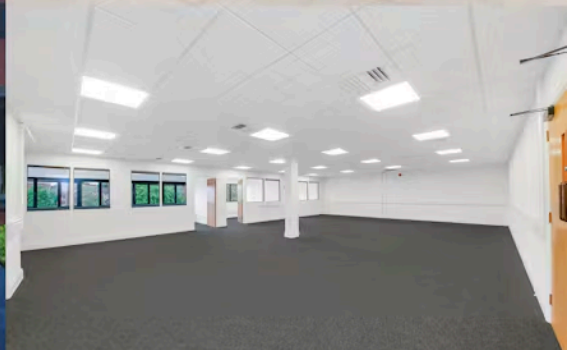
- Ample secure on-site parking
- Open plan suite sizes to suit all
- Design led manned reception area
- Rural setting
- Communal courtyard, green space & breakout space
- Strong connectivity links
- On site In-Post delivery lockers
- Complimentary meeting room

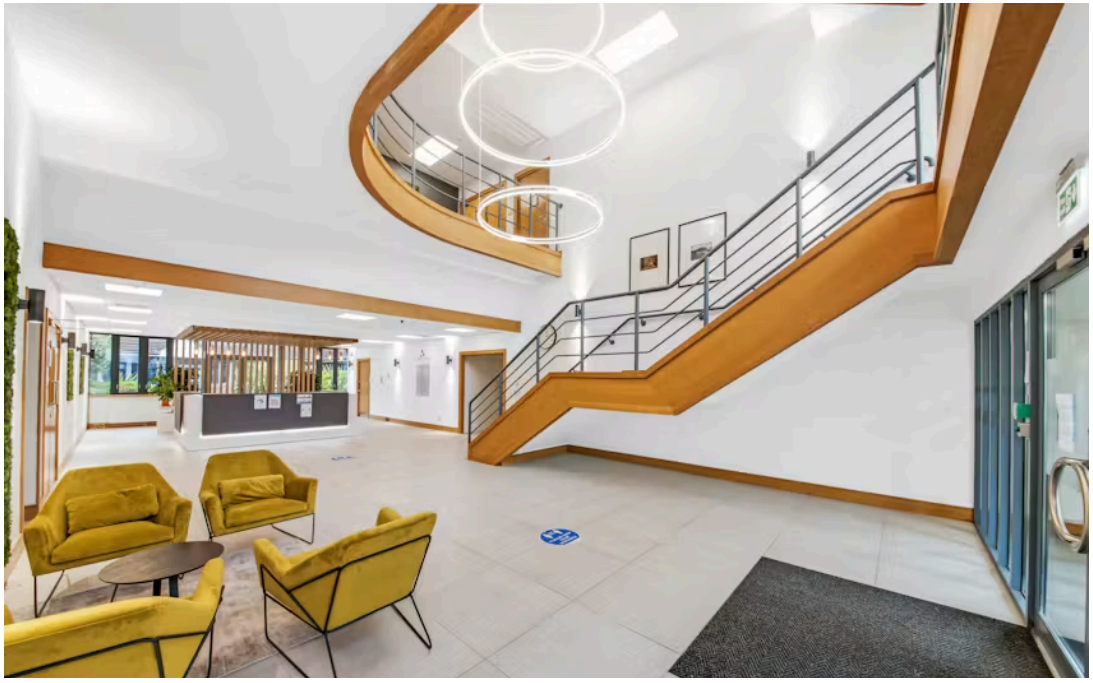
DESCRIPTION

A high quality detached two storey office and business centre offering a broad range of suites from circa 291 sq. Ft up to 4,200 sq. Ft. The building is arranged around a landscaped central courtyard overlooking open countryside and finished to a contemporary specification. Amenities include a staffed, design led reception, communal breakout space, LG7 level lighting, perimeter trunking, secure gated access with 24/7 CCTV, and plentiful on site parking at a ratio of around one space per 230 sq ft. Suites are DDA compliant and ideal for office, studio, and many other commercial uses.





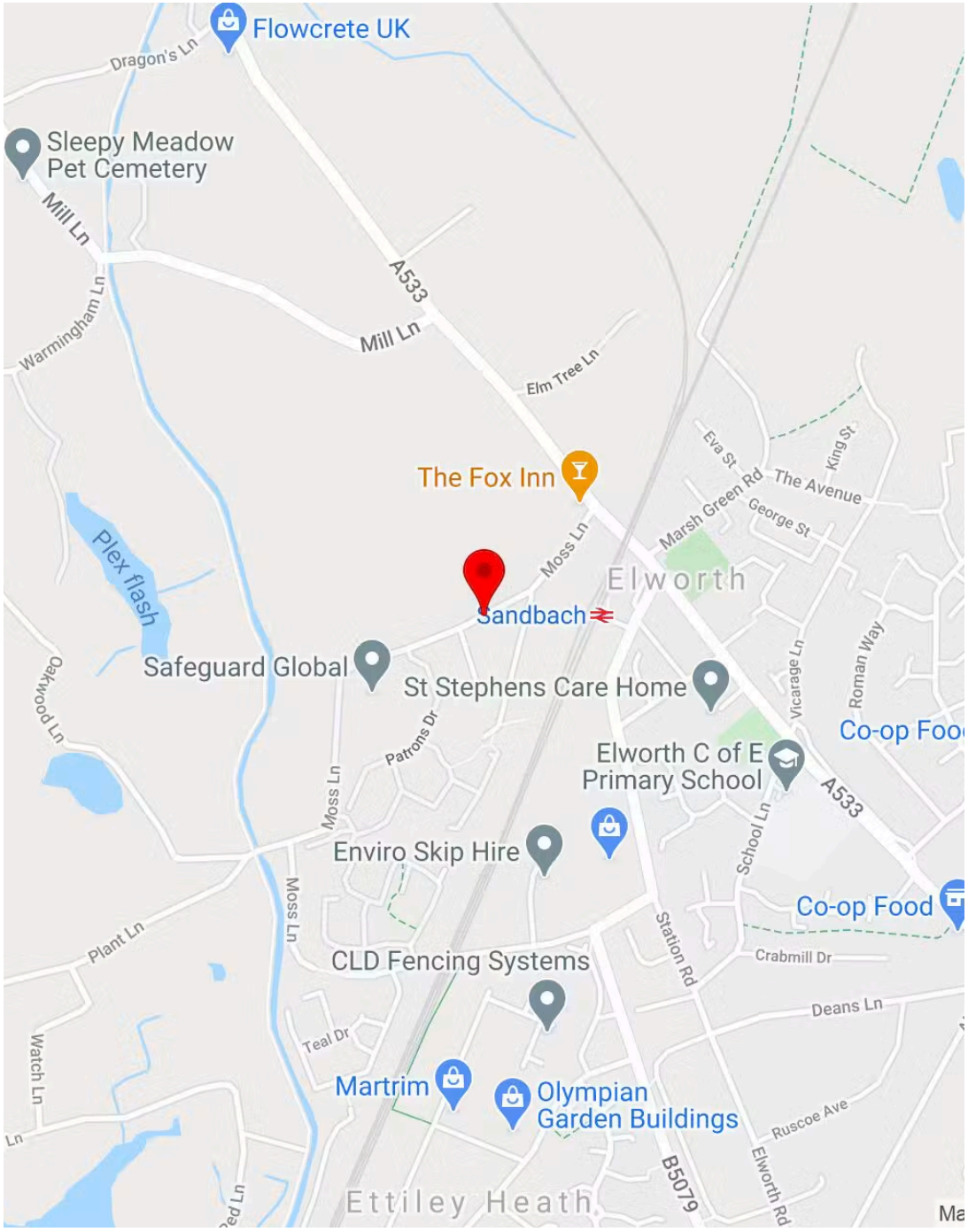




LOCATION

Located approximately 1.5 miles west of Sandbach town centre on Moss Lane, just off the junction with the A533 London/Middlewich Road. Sandbach railway station is only a five minute walk (0.2 miles), offering regular services to Manchester and connections to the West Coast Main Line via Crewe (just 6 miles south). Junction 17 of the M6 is approximately 3 miles east, providing direct motorway links across the Northwest and beyond. Crewe town centre is reachable within 10 minutes by car.

On site features also include landscaped gardens and a communal courtyard space—offering a professional and pleasant environment. The building currently hosts a range of occupiers including payroll and occupational health services, illustrating its appeal to diverse commercial tenants



Edwin Foden Business Centre









Edwin Foden Business Centre











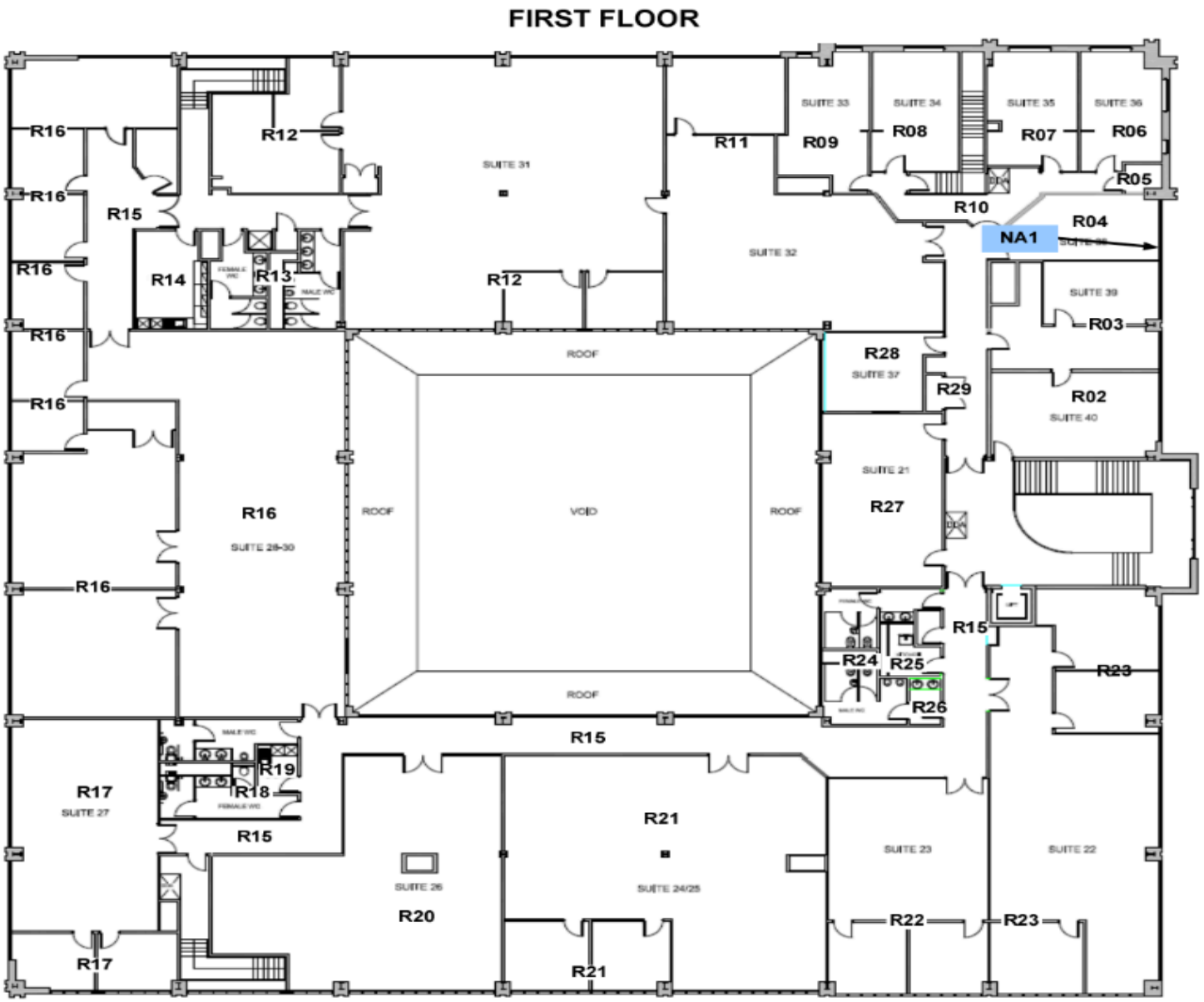




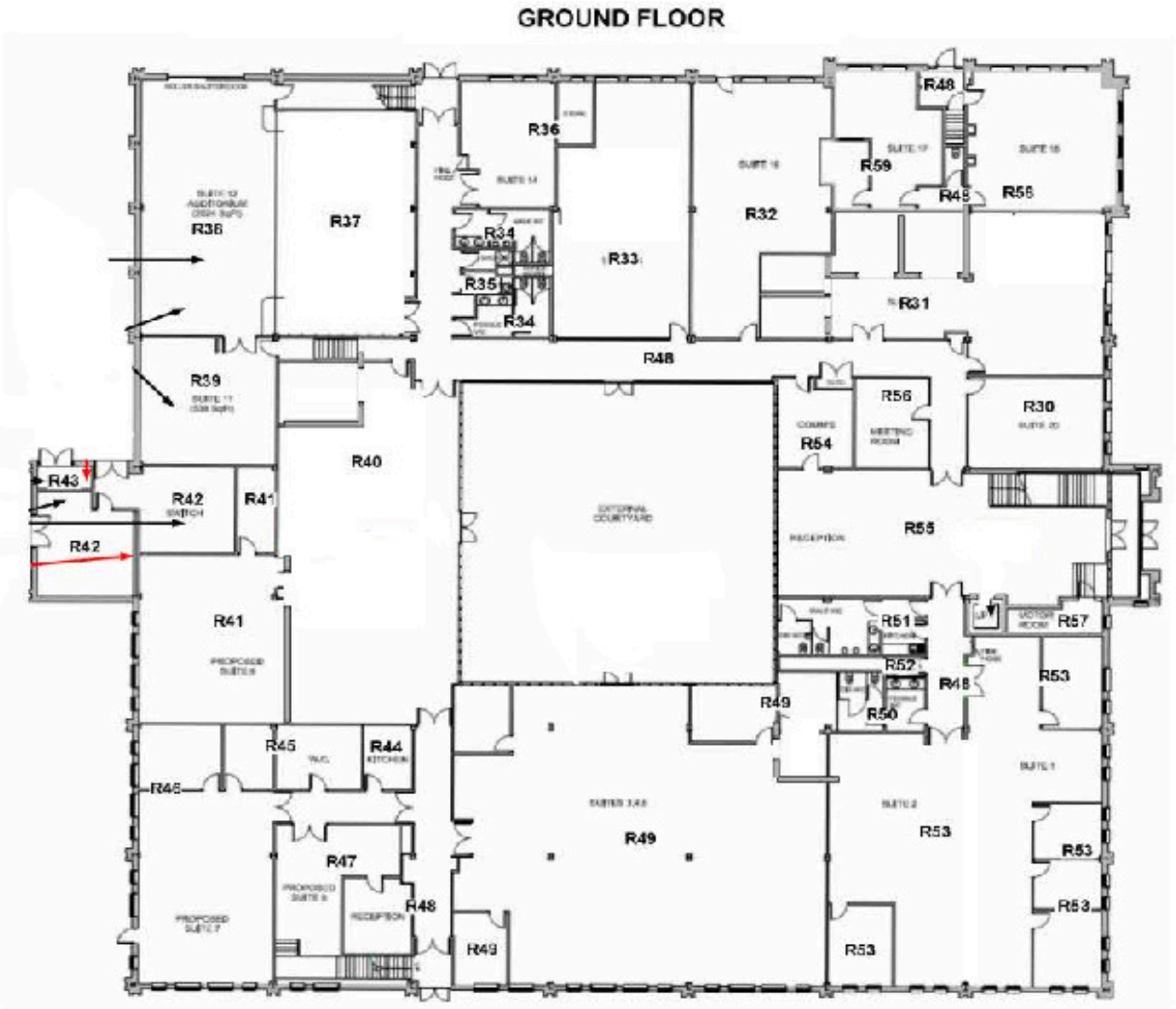




EDWIN FODEN 1ST FLOOR PLANS.PNG



EDWIN FODEN GF FLOOR PLANS.PDF



AVAILABILITY

DESCRIPTION	SQ FT	RENT	SERVICE CHARGE
15	1,018	£1,188 /month	£594 /month
Suite 24/25	1,896	£2,212 /month	£1,106 /month
28-30	4,200	£4,900 /month	£2,450 /month
36	268	£357 /month	£156 /month
39	457	£572 /month	£267 /month
Suite 3-4	2,632	£3,071 /month	£1,535 /month

EPC

C (75)

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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