



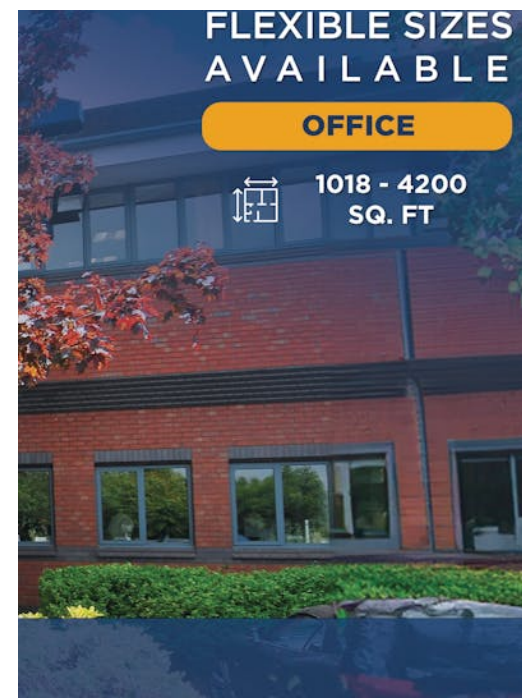
AMPLE PARKING

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

DESCRIPTION

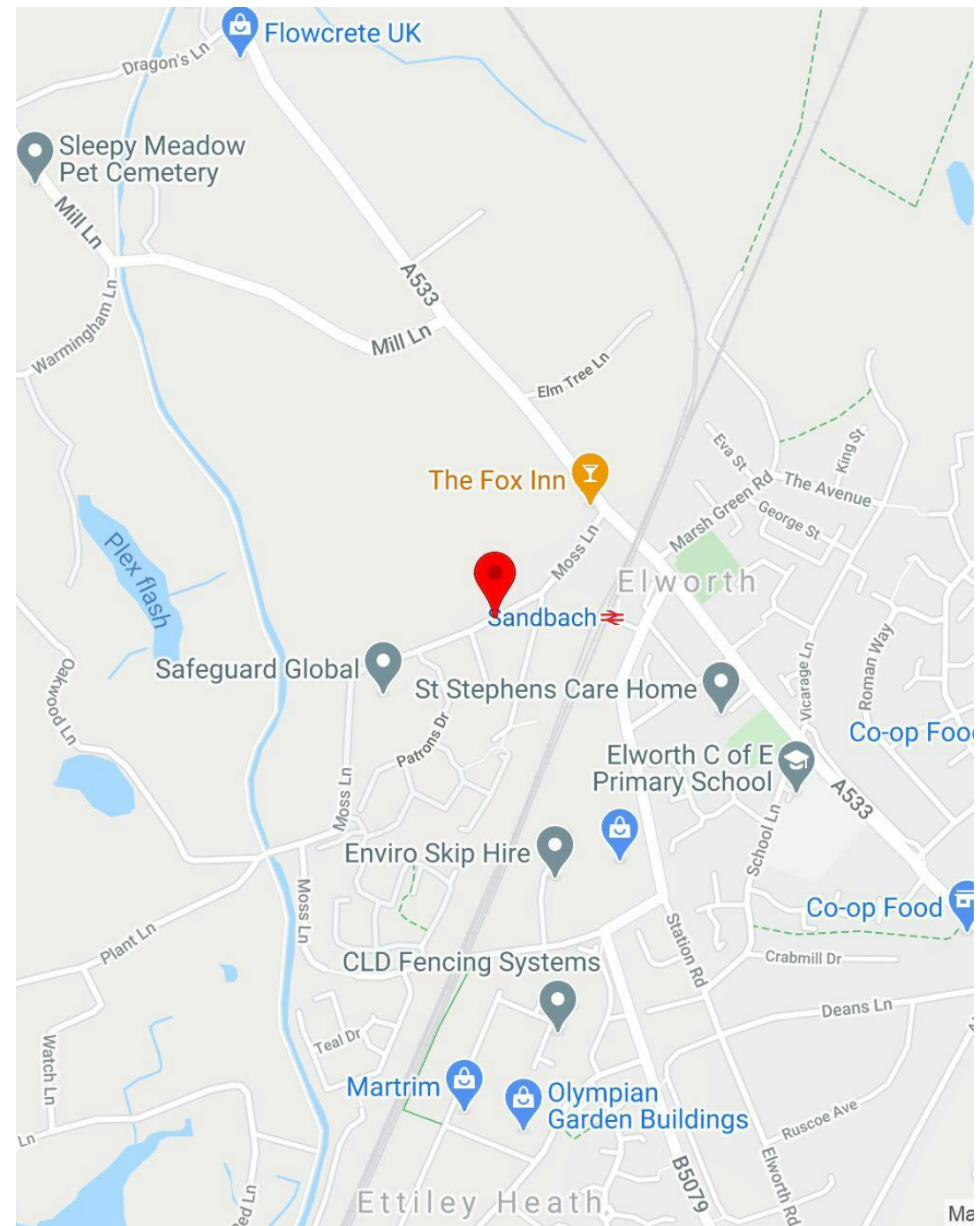
A high quality detached two storey office and business centre offering a broad range of suites from circa 291sq. Ft up to 4,200 sq. Ft. The building is arranged around a landscaped central courtyard overlooking open countryside and finished to a contemporary specification. Amenities include a staffed, 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



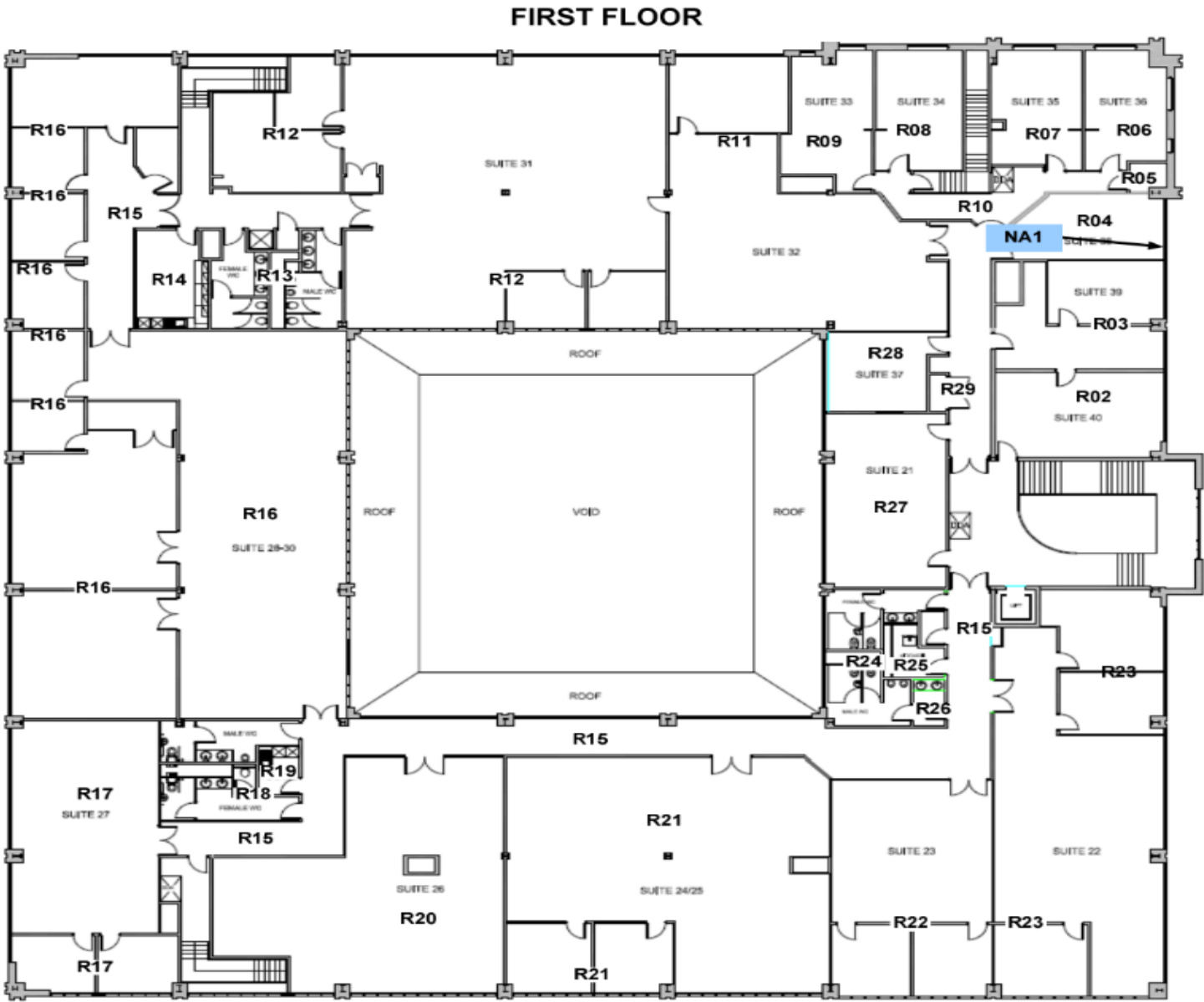
Edwin Foden Business Centre



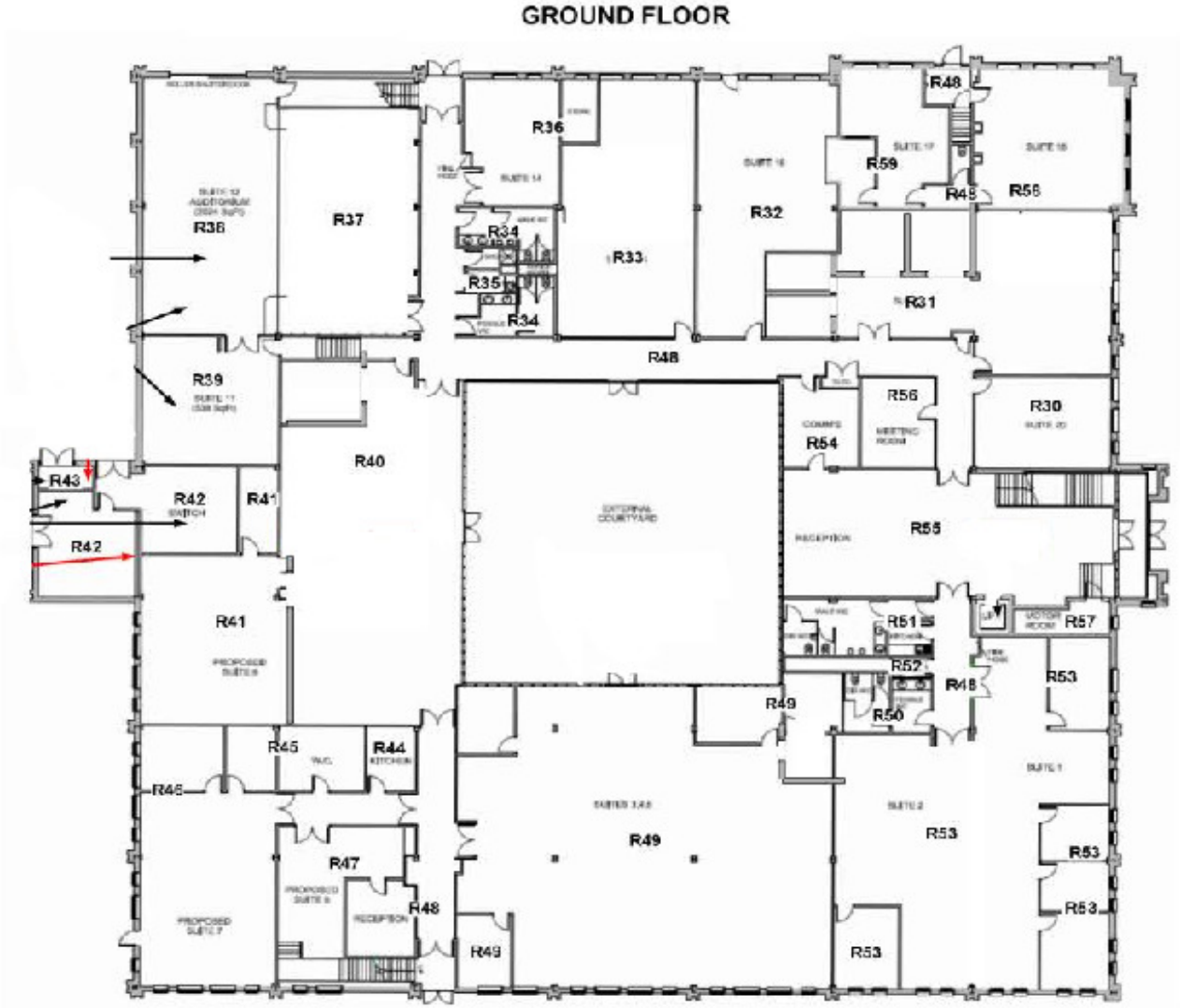
Edwin Foden Business Centre



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	£509 /month
19	1,127	£1,315 /month	£564 /month
28-30	4,200	£4,900 /month	£2,100 /month
35	291	£485 /month	£49 /month
Suite 37	211	£352 /month	£35 /month
39	457	£572 /month	£229 /month
Suite 40	375	£625 /month	£63 /month
Suite 3-4	2,632	£3,071 /month	£1,316 /month

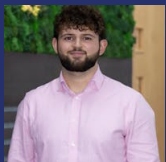
EPC

C (75)

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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HURSTWOOD HOLDINGS



AMPLE PARKING