



CONNECT YOUR BUSINESS

A thriving business community with modern office facilities.

WELCOME THE OLD FUEL DEPOT

The Old Fuel Depot in Twemlow is a high quality modern serviced business centre with individual offices to rent on simple and flexible terms.

A FAMILY BUSINESS

The Old Fuel Depot Business Centre is the trading name of family owned company Note House Investments Ltd. run by local husband and wife team David and Beverley Giles.

Our business ethos is to provide outstandingly good service at the same time as being competitively priced with no hidden extras and total flexibility for our customers.

Our aim is to create a thriving business community at the Old Fuel Depot with a friendly, warm and welcoming atmosphere promoting interaction and networking.



OFFICE RENTAL CHARGES & SERVICES

OFFICE RENTAL CHARGES*

Small Offices	15 sq m / 165 sq ft	£375.00
Medium Office	20 sq m / 220 sq ft	£475.00
Large Office	43 sq m / 465 sq ft	£1,035.00

* all figures are rounded and prices exclude VAT at the prevailing rate.

SERVICES EXCLUDED / CHARGED SEPARATELY

- VOIP Telephony with call divert, answer machine, fully configurable and with access to a help desk
- Conference Room use out of normal business hours or for block bookings
- Electric Car Charging

SERVICES INCLUDED

- 24hr access to individual office suites
- Air conditioning with heating / cooling and fresh air recirculation, individually controlled in each office
- Parking and Cycle Store
- Kitchen / breakout area and patio / garden
- Reception facilities when available
- 24hr CCTV covereing the external areas and reception
- Electricity, Water, Wastewater and Sewerage
- Refuse and Recycling



OFFICE RENTAL CHARGES & TERMS

The Old Fuel Depot has 14 individual office suites ranging from 165 square feet to 460 square feet. Office suites are available to rent on licence for terms ranging from 3 months to 3 years. Generally we ask for a month's payment in advance and request one month's notice to leave.

DEPOSIT / PAYMENT OF RENT & RENT REVIEWS

We do not ask for deposits! Rent is usually payable monthly in advance.

We aim to provide our licensees with price stability however we do reserve the right to change prices in line with market conditions. Any increases will be fully transparent and communicated in advance giving licensees no less than three months' notice.

UTILITIES

All utilities (electricity, water, wastewater, recycling and general waste) are included. Our electricity is provided by a green energy company and is currently 100% renewable.

BUSINESS RATES

Each office suite is individually numbered, has its own unique lock and is therefore currently treated as a separate office for the purposes of local council business rates. Licensees are liable for their own business rates however these are currently not payable on a property/office with a rateable value of £12,000 or less.

OFFICE RENTAL SERVICES

HEATING / COOLING

Each suite is individually airconditioned and heated with 80% fresh air recirculation and a heat recovery system. All suites benefit from two opening windows should you prefer.

OUR TELEPHONY & ICT

The Old Fuel Depot will have a dedicated leased high capacity fibre-optic internet connection to the building providing all users with an ultra high speed internet connection.*

We have chosen a local company, Coactive ICT to look after and fully manage our internet and telephone provision.

VOIP telephony can be provided and customers will be billed a small charge for this service directly by Coactive; this can include automated answering, call forwarding etc. Frequent international calls may be subject to further charges.

Additional information including full details of the service provision as well as the terms and conditions of contract can be provided directly Coactive ICT.

Please ask us for contact details.

CONFERENCE & MEETING ROOMS

The Old Fuel Depot has a large fully equipped conference room with a large boardroom table and space for ten people (or more if required) with a 75inch business TV / Screen, full AV connectivity ideal for Zoom / Skype / Teams meetings.

The business centre also benefits from a small meeting room that seats four people with use of a TV / Screen, whiteboard etc.

Use of both rooms for up to one hour at a time is included in the monthly rental fee subject to booking and fair usage.

We also welcome external hirers who may wish to book either room for ad hoc or regular meetings.

KITCHEN / BREAK OUT AREA

The Old Fuel Depot is able to offer the use of a large well equipped (Microwave, Cooker, Hob, Fridge, Boiling Water Tap, Kettle & Dishwasher) kitchen with plenty of seating overlooking the garden and Cheshire countryside. We also provide tea, coffee and milk!

SECURITY

The whole building is monitored by CCTV externally 24hrs a day. Inside, the reception is also protected by CCTV as well as two internal security doors. All office suites have their own door intercom.

OUTSIDE SPACE

The kitchen opens out via double French doors on to a patio area and garden which can be enjoyed during the warmer months!

CAR CHARGING

Electric car charging provided by Pod Point is also available.

MAINTENANCE OF THE OFFICE FACILITY

Maintenance of the building including the individual office suites, car park and grounds is our responsibility; this includes cleaning of all common areas (toilets, kitchen, meeting rooms and reception)



CONTACT US FIND OUT MORE

The Old Fuel Depot is the perfect office space for all businesses who value a positive work life balance, rural location, friendly atmosphere, easy access from the motorway as well as the local stations all with the added benefit of fully flexible terms and one single monthly payment.

Reception: 01477 531594

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* subject to a connection being provided





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