

469 Manchester Road, Northwich, Cheshire, CW9 7QB



“ Prominently positioned property
suitable for a variety of uses ”

TO LET
1ST FLOOR OFFICE/ SHOWROOM
4,975 SQ FT

01565 260000

LOCATION

The property occupies a prominent position on the A559 Manchester Road near to the junction with the A556, east of Northwich Town Centre.

Located in the vicinity is Cheshire Business Park which comprises a mixed use scheme including Travel Lodge, Co-op Food, Subway and various office occupiers.

DESCRIPTION

The available space comprises a 1st floor unit in a two storey modern building. The property benefits from the following specification:

- Prominent location on A559 Manchester Road
- Rectangular floor plate
- Mixture of open and meeting rooms
- Kitchenette
- Air conditioning – heating and cooling
- Suspended ceilings with recessed lighting

- Self-contained access
- Lift access
- DDA compliant
- External wall mounted CCTV
- External car parking

Northwich train station – 1.7 miles
 Northwich town centre – 2.0 miles
 M56 motorway junction 19 – 3.4 miles
 Manchester airport – 13 miles

FLOOR AREA (approximate)

1st floor – 4,975 sq ft

RENTAL

£42,500 per annum

RATES

Rateable value: £31,250

SERVICE CHARGE

The current service charge is £2,650 per annum.

CAR PARKING

Car parking is shared on site.

VAT

VAT is payable on this transaction.

TENURE

The premises are to be let on new Effectively Full Repairing and Insuring leases on terms to be agreed.

EPC

An EPC is available on request.

SERVICES

We understand that all main services are connected.

LEGAL COSTS

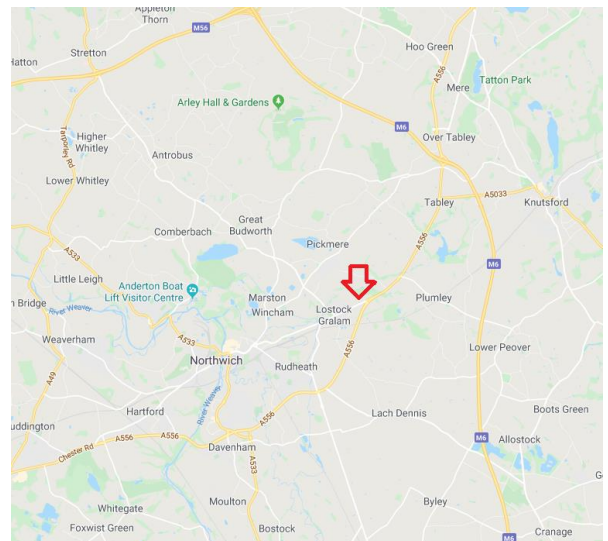
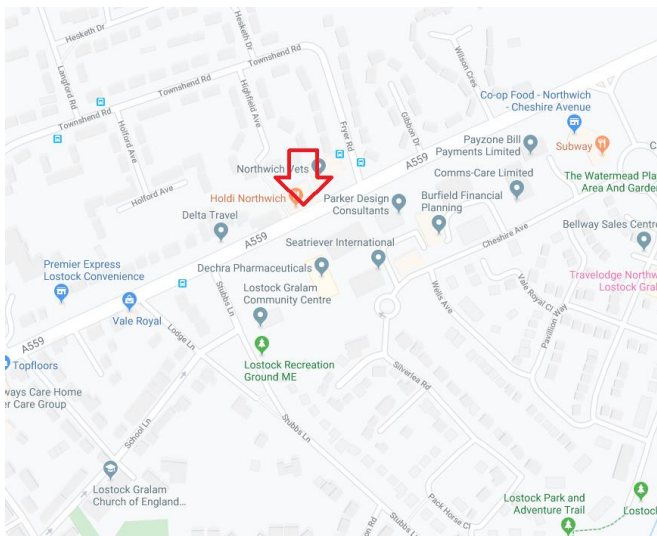
Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk



**Subject to contract
February 2020**



Important Notice

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