

+

BRICKFIELD BUSINESS CENTRE

60 MANCHESTER ROAD | NORTHWICH | CW9 7LS

Highly Specified Refurbished
Business Studio

2,000 sqft
(185.81 sq m)

TO LET | MAY SELL

Studios now let
to AVA-V,
SEN Support Solicitors
and Total People



+ BRICKFIELD BUSINESS CENTRE



2,000 sq ft
(185.81 sqm)



+ LOCATION

Brickfield Business Centre is prominently located on Manchester Road (A559), east of Northwich Town Centre (within 1 mile).

There is a bus stop immediately adjacent Brickfield Business Centre, which offers regular buses to and from Northwich Town Centre. Northwich Railway Station is within 1/2 mile.

Destination	Miles	Mins	Miles	Mins
J19 M6	4	8	Manchester City Centre	20 35
J10 M56	7	12	Liverpool City Centre	32 50
Manchester Airport	14	20	Liverpool Airport	24 35

Occupiers within one mile:

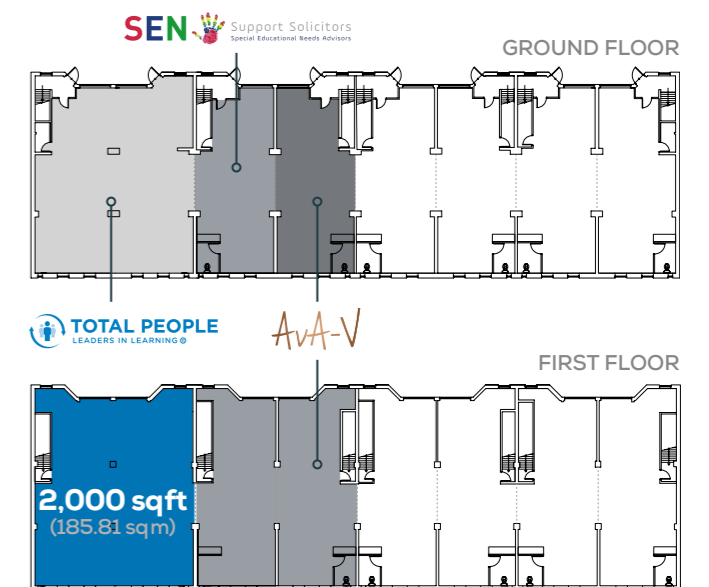


+ DESCRIPTION

Brickfield Business Centre has been comprehensively refurbished to offer modern office space benefiting from:

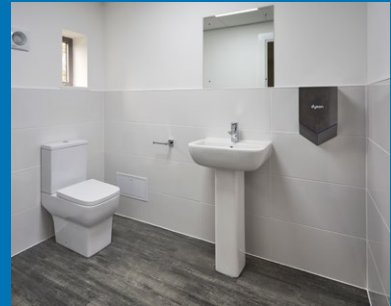
- Open floor plan
- New suspended ceilings
- New internal and external LED lighting
- New Panasonic air conditioning system, including heating and cooling
- New 3 compartment trunking
- New floor coverings including Amtico to WCs and kitchen areas
- New kitchen facilities
- New WC facilities
- New Dyson hand driers
- New fire alarm systems
- All new electrical wiring throughout
- Up to 23 car spaces available within a private, secure, car park with electric gate and intercom access
- Over 170 additional, free and unrestricted roadside parking spaces within 500m of the entrance gate
- Landscaped grounds
- 1Gb fibre connection and Super Fast Fibre 2 broadband available which provides a range between 54Mb and 73Mb, a 'BT stay fast guarantee' of 45Mb and an Upload speed range of 17Mb - 18Mb

+ ACCOMMODATION



+ BRICKFIELD BUSINESS CENTRE

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+ TERMS

The Studio is available to let on full repairing and insuring leases for a term of years to be agreed. Alternatively, The Studio may be available for sale.

+ EPC

Available on request.

+ RENT / SALE PRICE

The quoting rent/sale price is available on request.

+ BUSINESS RATES

Please contact the local authority for this information.

+ LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

+ VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.



+ CONTACT

For further information or to arrange a viewing, please contact the joint agents:

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