

SELF-CONTAINED OFFICE
BUILDINGS AVAILABLE

TO LET



UNIT 4 – 4,029 SQ FT



UNIT 24 – 2,978 SQ FT



UNIT 6 – 4,003 SQ FT

Cheshire Business Park,
Cheshire Avenue,
Lostock Gralam,
Northwich CW9 7UA



UNIT 6

4,003 SQ FT

UNIT 4

4,029 SQ FT

UNIT 24

2,978 SQ FT

Cheshire Business Park,
Cheshire Avenue,
Lostock Gralam,
Northwich CW9 7UA

DESCRIPTION

Cheshire Avenue offers contemporary office spaces designed to meet the evolving needs of modern enterprises, from growing SMEs to established corporate occupiers. The buildings are self-contained and can accommodate various business configurations, supported by comprehensive on-site amenities including dedicated parking provision and landscaped grounds that create an attractive working environment.



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SPECIFICATION



Cycle facilities



Landscaped grounds



Parking available



Self-contained options



Gated security



Raised access floors



LED lighting in part



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UNIT 4 CHESHIRE AVENUE

Fitted and furnished accommodation set across two floors and provides a mixture of open plan and cellular office space.

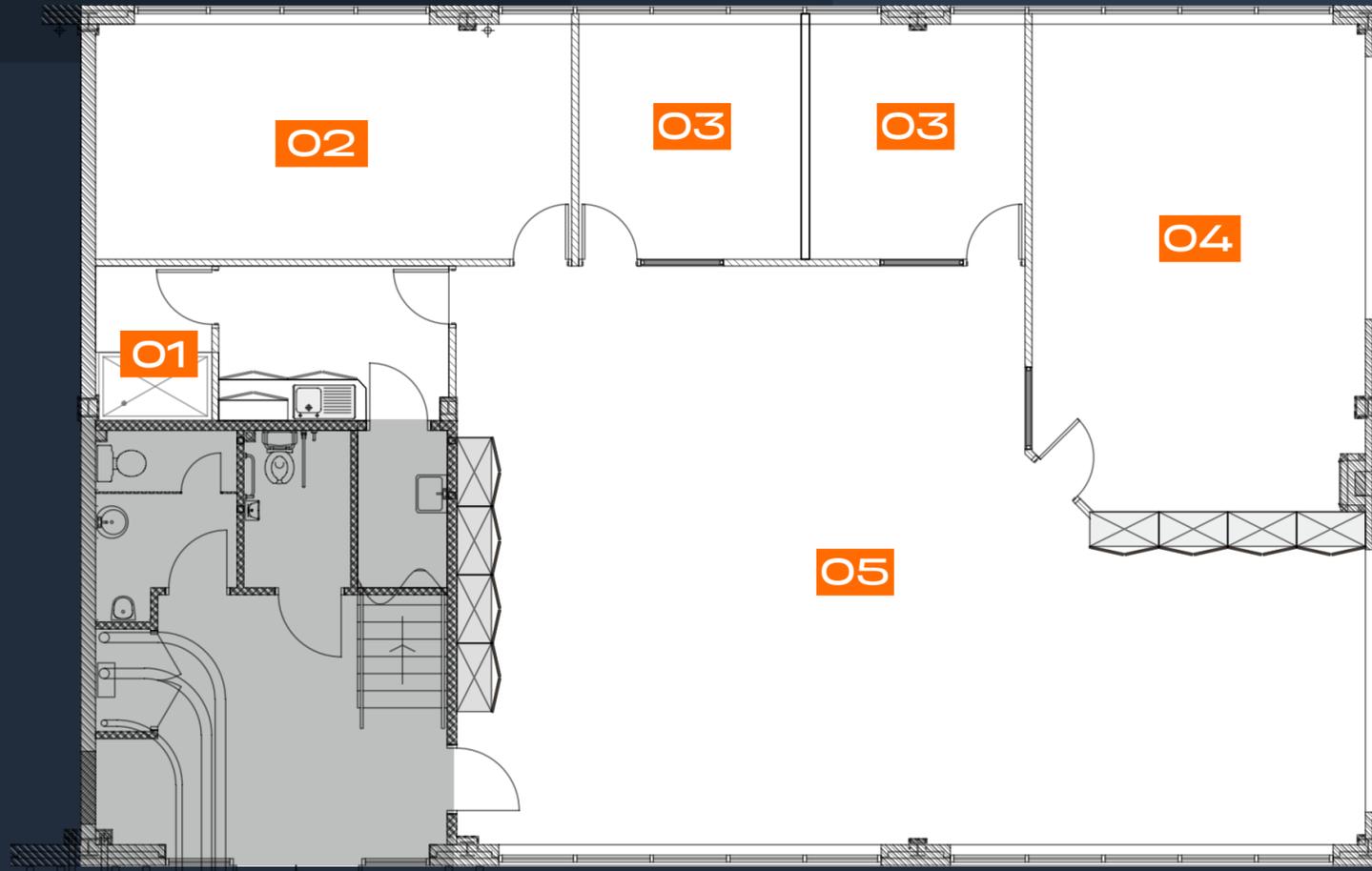
The ground floor has open plan offices with four separate meeting rooms as well as a kitchen and shower. The first floor provides open plan accommodation and further meeting room space. There are WC's on each floor and 14 car parking spaces (including 4 EV) are available.



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UNIT 4 CHESHIRE AVENUE – 4,029 SQ FT

GROUND FLOOR – 2,030 SQ FT



FIRST FLOOR – 1,999 SQ FT



01 Shower 03 Presentation Rooms 05 Open Plan Offices

02 Meeting Room 04 Boardroom

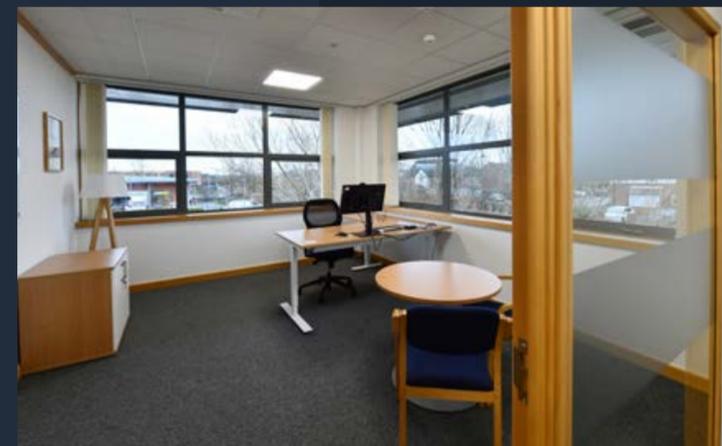
01 Breakout Area

03 Private Offices

02 Server Room

04 24 Open Plan Desks

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UNIT 6 CHESHIRE AVENUE

Office accommodation on two storeys with fitted meeting rooms and furniture.

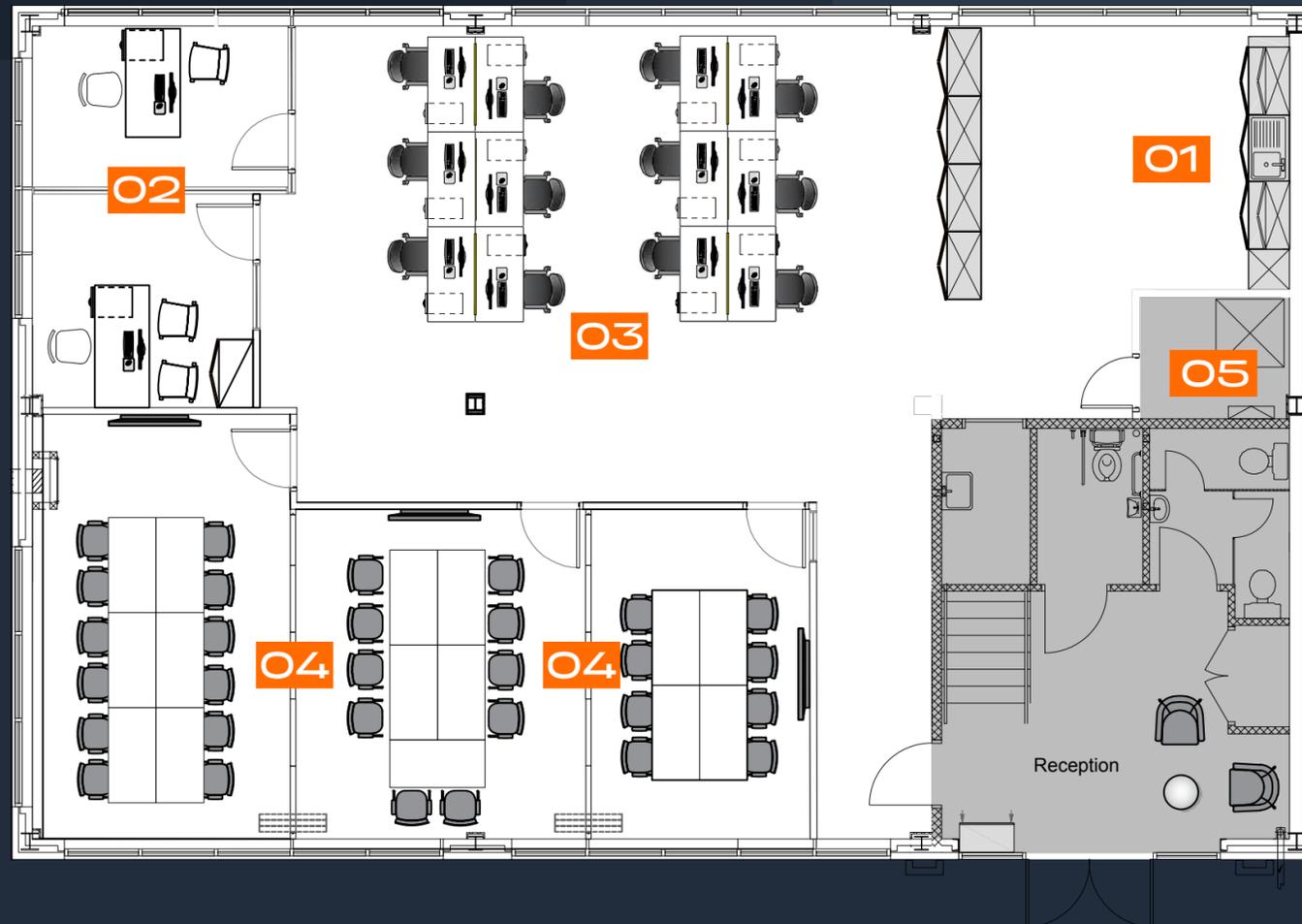
The ground floor has the benefit of three meeting rooms connected by folding partitions to extend the size of the rooms. The first floor has private offices and a large kitchen as well as a shower. 12 car parking spaces are available (including 3 EV).



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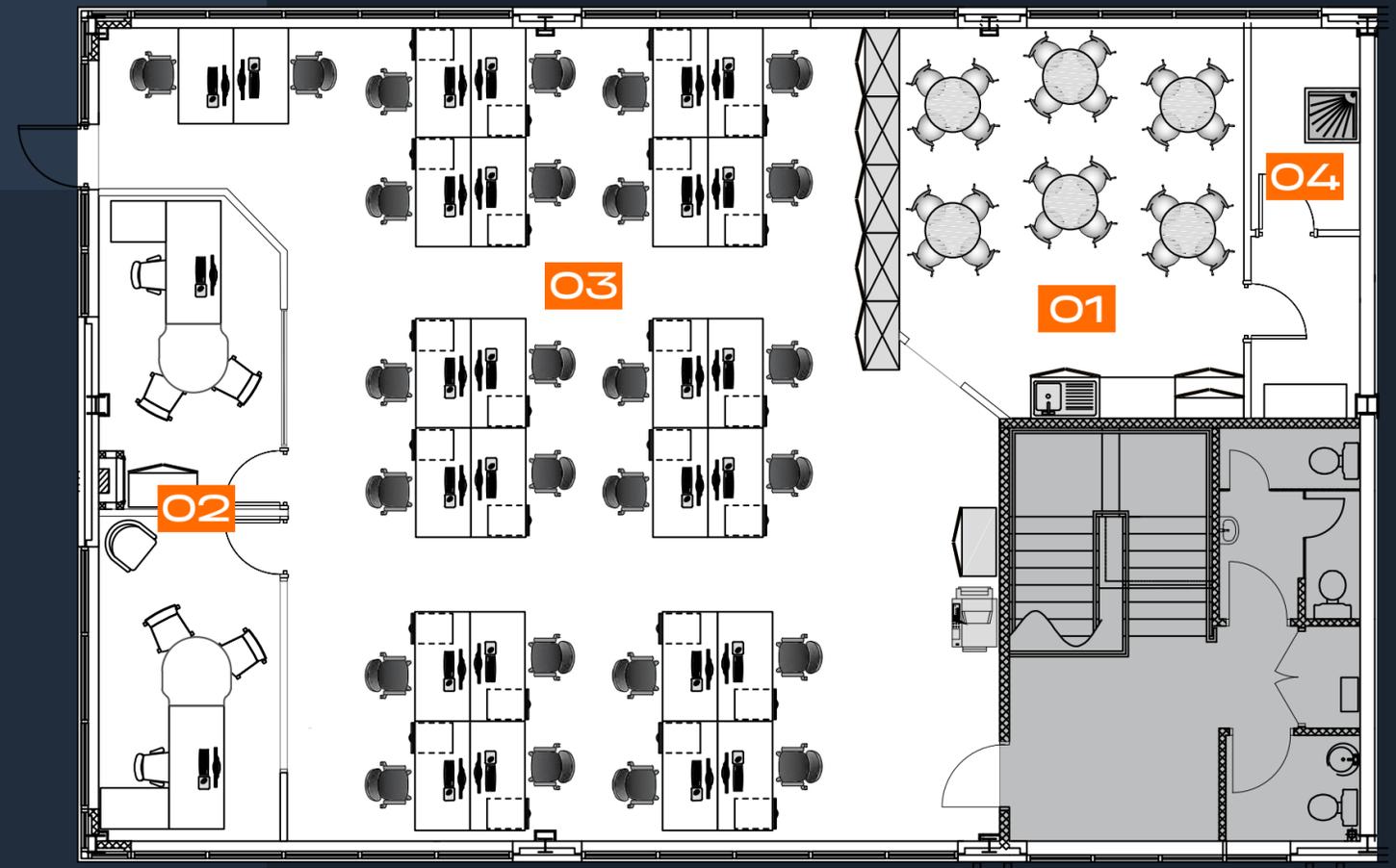
UNIT 6 CHESHIRE AVENUE – 4,003 SQ FT

GROUND FLOOR – 2,027 SQ FT



- O1** Breakout Area
- O2** Private Offices
- O3** 12 Open Plan Desks
- O4** Extendable Meeting Rooms
- O5** Server Room

FIRST FLOOR – 1,976 SQ FT



- O1** Breakout Area
- O2** Private Offices
- O3** 26 Open Plan Desks
- O4** Shower

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UNIT 24 CHESHIRE AVENUE

The two storey property features open plan desks with multiple meeting rooms and private offices on the ground floor as well as a kitchen. The first floor has a large board room and a small tea point. There are 11 car parking spaces (including 6 EV) available.

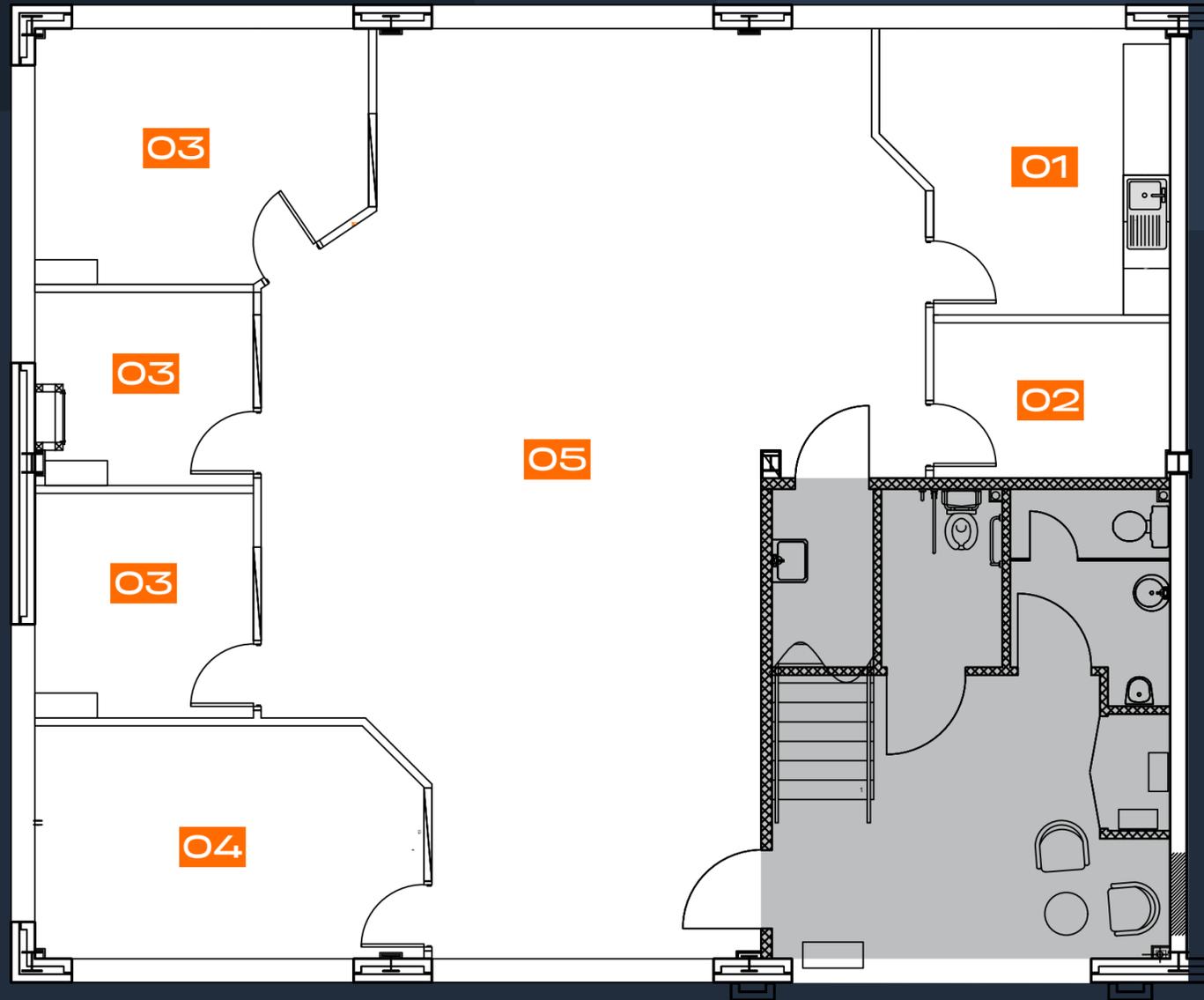


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UNIT 24 CHESHIRE AVENUE – 2,978 SQ FT

GROUND FLOOR – 1,486 SQ FT

FIRST FLOOR – 1,492 SQ FT



O1 Breakout Area **O3** Private Offices **O5** Open Plan Desks

O2 Server Room **O4** Meeting Room

O1 Private Offices **O3** Tea Point

O2 Open Plan Desks **O4** Boardroom

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LOCATION

Cheshire Avenue Business Park is a prominent commercial development strategically positioned in Northwich, providing modern office accommodation in one of Cheshire's most accessible business locations. The business park benefits from excellent transport connectivity, with direct access to the M6 motorway network placing Manchester, Liverpool, and Birmingham within easy reach for businesses and their employees.

Lostock Gralam train station is 0.5 miles away and provides direct trains between Manchester Piccadilly and Chester.

FROM LOSTOCK GRALAM STATION

Northwich	3 mins
Altrincham	25 mins
Chester	35 mins
Stockport	43 mins
Manchester Piccadilly	53 mins



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LOSTOCK GRALAM

NORTHWICH

UNIT 24

UNIT 4

UNIT 6

Travelodge

SUBWAY

co op

COSTA

Cheshire Business Park,
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J19, M6

FURTHER INFORMATION

TERMS

The existing respective leases of Units 4, 6 and 24 run until 26 July 2032 and are available on assignment or sub-let of a term to be agreed.

ESTATE CHARGE

The current estate charge for the year 2026 is:

Unit 4 Cheshire Avenue – £3,025.18

Unit 6 Cheshire Avenue – £2,889.93

Unit 24 Cheshire Avenue – £2,274.74

VAT

The buildings are elected for VAT.

CONTACT

For more information, please contact the agents:



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