

**fisher
german**

10 Cheshire Business Park

Leasehold
Ground Floor Office

Lostock Gralam, Northwich, CW9 7UA

1,554 sq ft (144.4 sq m)



To Let | £22.50 psf All Inclusive



Key information



Rent
£22.50 per sq ft
All Inclusive



Business Rates
£8.33 per sq ft

Description

Cheshire Business Park is a well established commercial destination, thoughtfully masterplanned to create a modern and welcoming working environment. The development offers high quality office accommodation, with the available space arranged across both the ground and first floors of the building.

The park benefits from a strong mix of nearby amenities, including Co-Op Food, Subway, Costa Coffee and a Travelodge.

Specification

- Full access raised floors
- Suspended ceilings with LG7 compliant lighting
- Solar tinted glazing
- Carpeted throughout
- Bicycle parking
- Fully air conditioned
- WC and kitchen facilities
- Facilities on ground & first floors
- Car parking spaces

Amenities



24/7 Access



Kitchen



Raised Floors



Car Parking

Location

Cheshire Business Park is well located with excellent regional connectivity, situated just off the A556 Manchester Road. Northwich town centre is located approximately 2.5 miles to the west with Knutsford located approximately 4 miles to the east. The location offers swift access to the wider transport network, positioned just minutes from Junction 19 of the M6.

Address: [Ground Floor, 10 Cheshire Business Park, Lostock Gralam, Northwich, CW9 7UA](#)

What3words: [///owners.actual.incomes](#)

Locations

Northwich: 2.5 miles

Knutsford: 4 miles

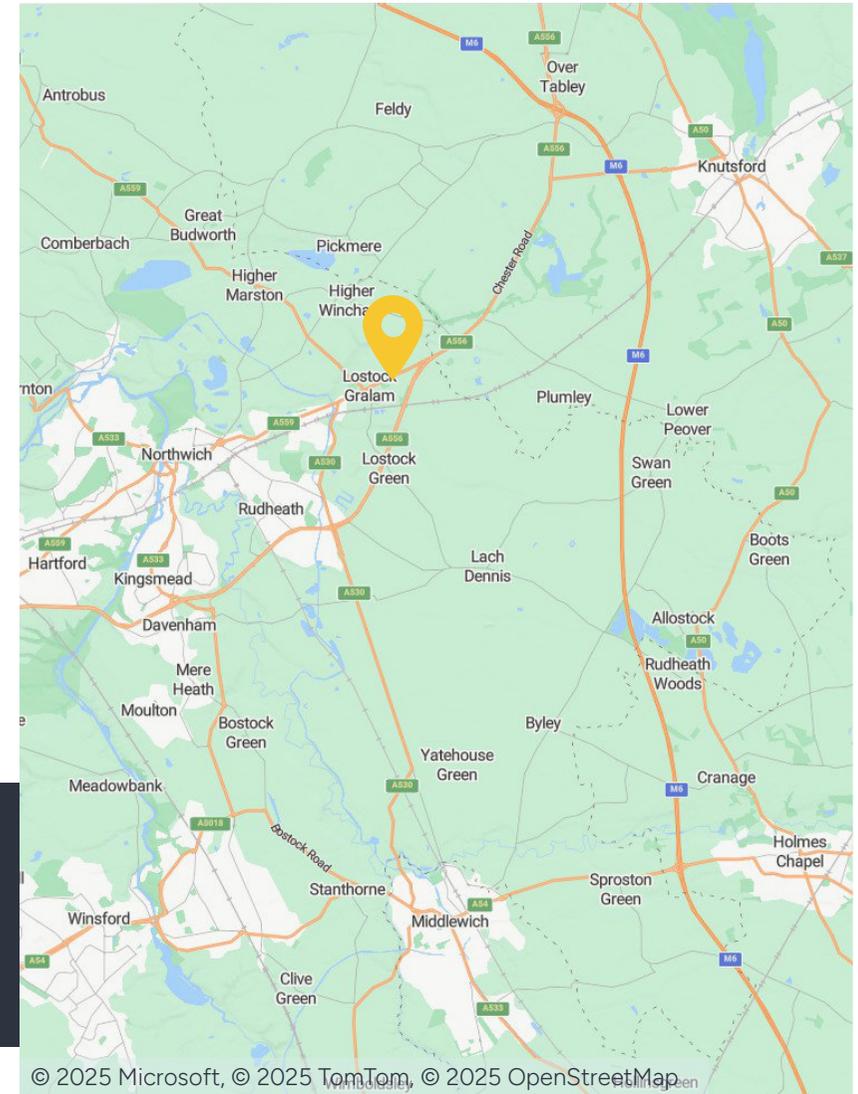
J19, M6: 3 miles

Nearest station

Lostock Gralam: 0.5 miles

Nearest airport

Manchester Airport: 14 miles



Further information

Rent

The office is available on a managed office basis at an all-inclusive rent (rent, service charge, internet, building insurance and parking) of £2,913.75 per calendar month or £34,965 per annum plus VAT. Business rates and electricity to be paid separately.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.



Further information

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

An EPC certificate is available on request.

Anti Money Laundering

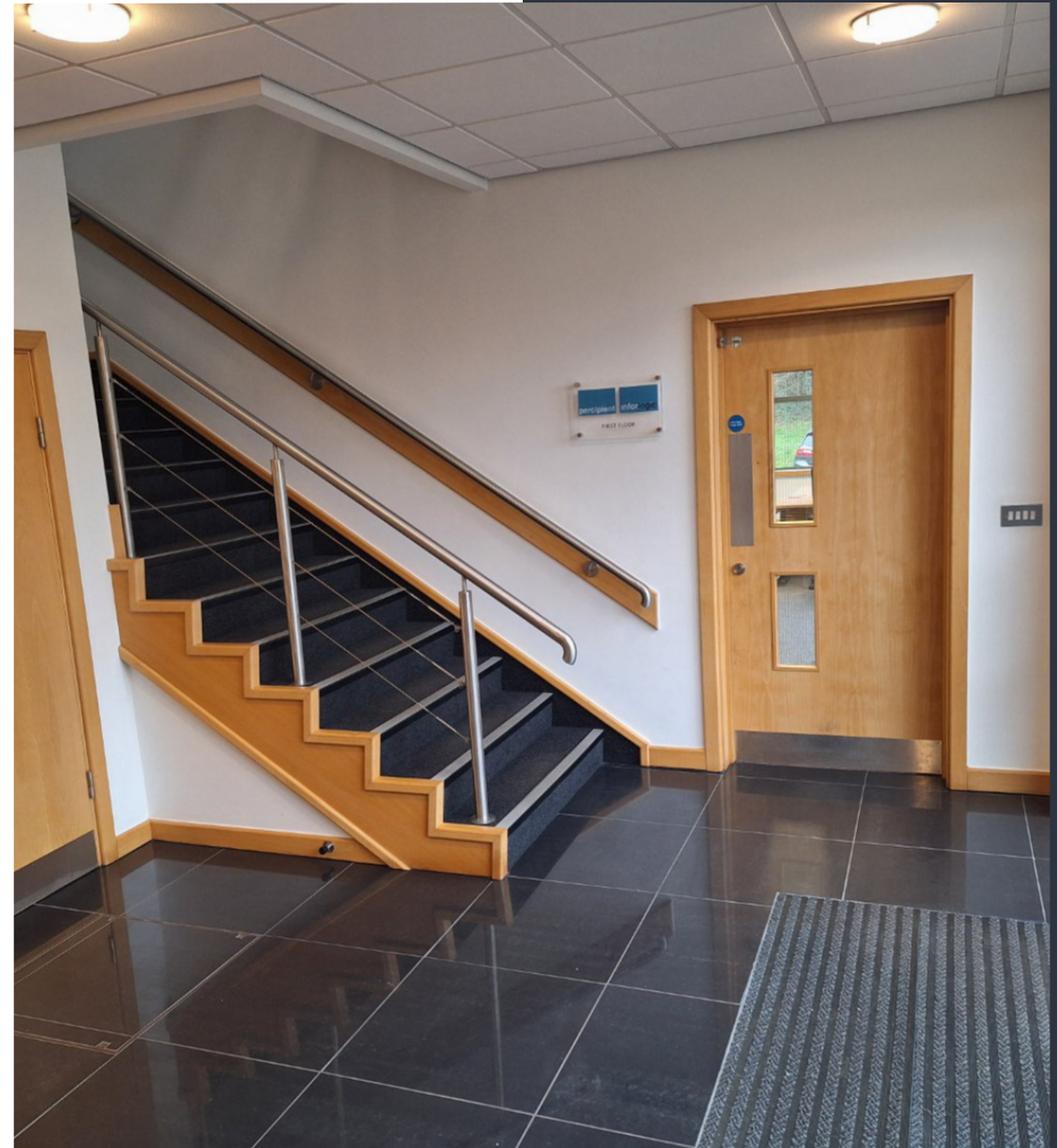
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated February 2026. Photographs dated February 2026.



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