

TURNKEY
PACKAGES
AVAILABLE



BRICKFIELD
BUSINESS CENTRE

TO LET/MAY SELL

HIGHLY SPECIFIED REFURBISHED BUSINESS STUDIOS

1,000 - 6,000 sq ft (93 - 557 sq m). Studios Can Accommodate From 5 to 120 Staff

60 MANCHESTER ROAD, NORTHWICH CW9 7LS

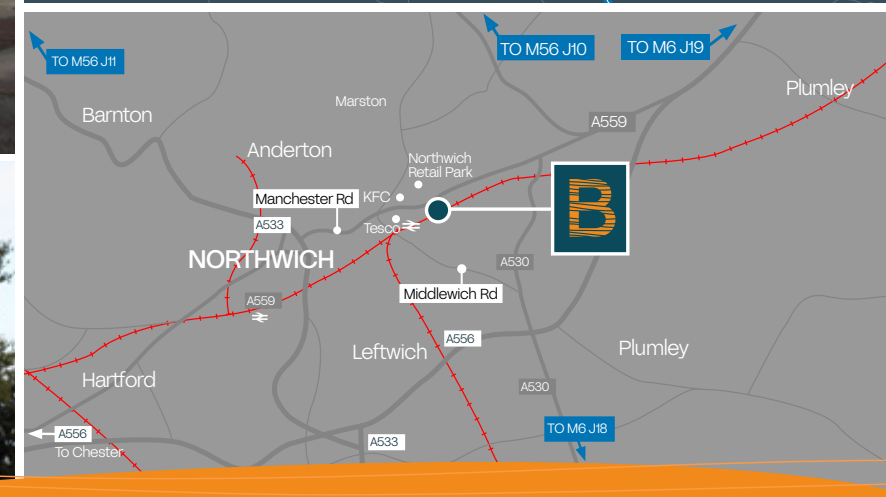
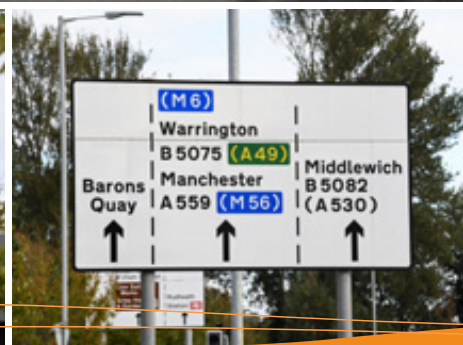
LOCATION

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

Occupiers within one mile:

Waitrose Currys PC World COSTA PUREGYM Sainsbury's
Argos SUBWAY next TESCO B&Q M KFC



AERIAL



NORTHWICH
TOWN CENTRE

Northwich
Train Station

TESCO

McDonald's

MANCHESTER RD

B&Q

l.m.

next

Currys PC World

bensons
beds

COSTA

VAUXHALL

NORTHWICH
RETAIL PARK

KIA

BP

MANCHESTER RD

KNUTSFORD

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

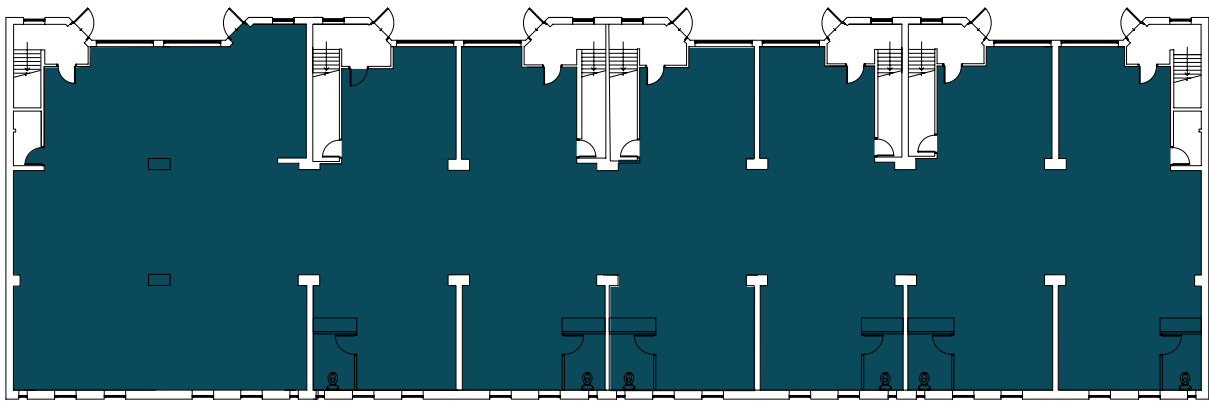
-  All new electrical wiring throughout
-  Up to 40 car spaces available within a private, secure, car park with electric gate and intercom access
-  Over 170 additional, free and unrestricted roadside parking spaces within 500m of the entrance gate
-  Landscaped grounds

-  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
-  The studios have EPC ratings of B and C

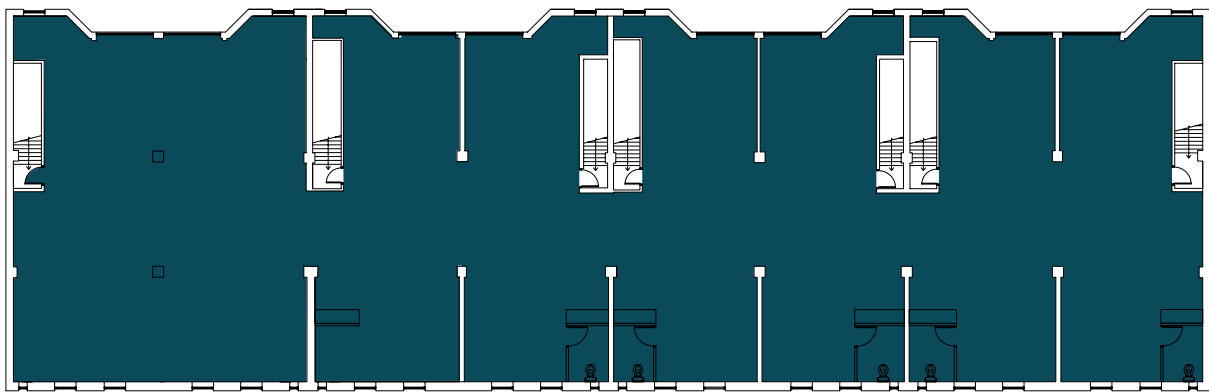


ACCOMMODATION

GROUND FLOOR



FIRST FLOOR



Studios can be made available from approx 1,000 sq.ft. upto 6,000 sq.ft. (120 staff) subject to availability.

FLOOR	SQ FT	SQ M
GROUND	2,000	186
FIRST	4,000	371
TOTAL	6,000	557



FURTHER INFORMATION

TERMS

The studios are available to let on full repairing and insuring leases for a term of years to be agreed. Alternatively, the studios may be available for sale. Turnkey packages available.

EPC

The studios have EPC ratings of B and C. A full certificate is available upon 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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Designed by:
B Blaze
Marketing
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