



# ROYAL FOX

... ultimate estate agency

[www.royalfox.co.uk](http://www.royalfox.co.uk)



- Office/Retail/Storage
- Ideal Location
- Kitchen & WC

- Air Con (Cool & Warm)
- Covered Patio
- UPVC D/Glazed



**3 Meadow Street  
Northwich**

**Monthly Rental Of  
£395**

## Main Description

**Royal Fox Estates** are very pleased to offer for commercial rent this very interesting property, **which would be perfect as a small office, retail unit or storage unit.** The property has a great location situated just off the main High Street of the rapidly expanding Northwich Town Centre. The office dimensions cover a floor area of around 7.4 metres in length by 3.4 metres in width and are adjoined by a **large covered patio area with seating and private street access.** The office benefits from **an integrated kitchen with modern matching wall and base units**, work top space and inset sink and a separate WC with wash hand basin and extractor fan. The light and airy office has three UPVC double glazed windows, glazed UPVC entrance door and UPVC double doors giving access to the patio. Having neutral decoration, **a fitted air conditioning unit (inverter that both cools and heats)** and ample power sockets, this creates an ideal working environment for a small business to operate in modern and superbly maintained office space. Flexible lease terms are available from 1 through to 7 years. Please note the property has mains electricity and water, but no gas supply. No business rates or council tax prices are available currently and application would need to be made to the local council.



## Directions

Situated in the heart of Northwich Centre, close to Sainsburys Supermarket & The Penny Black Public House.

***“Call The Fox NOW for  
your FREE valuation”***



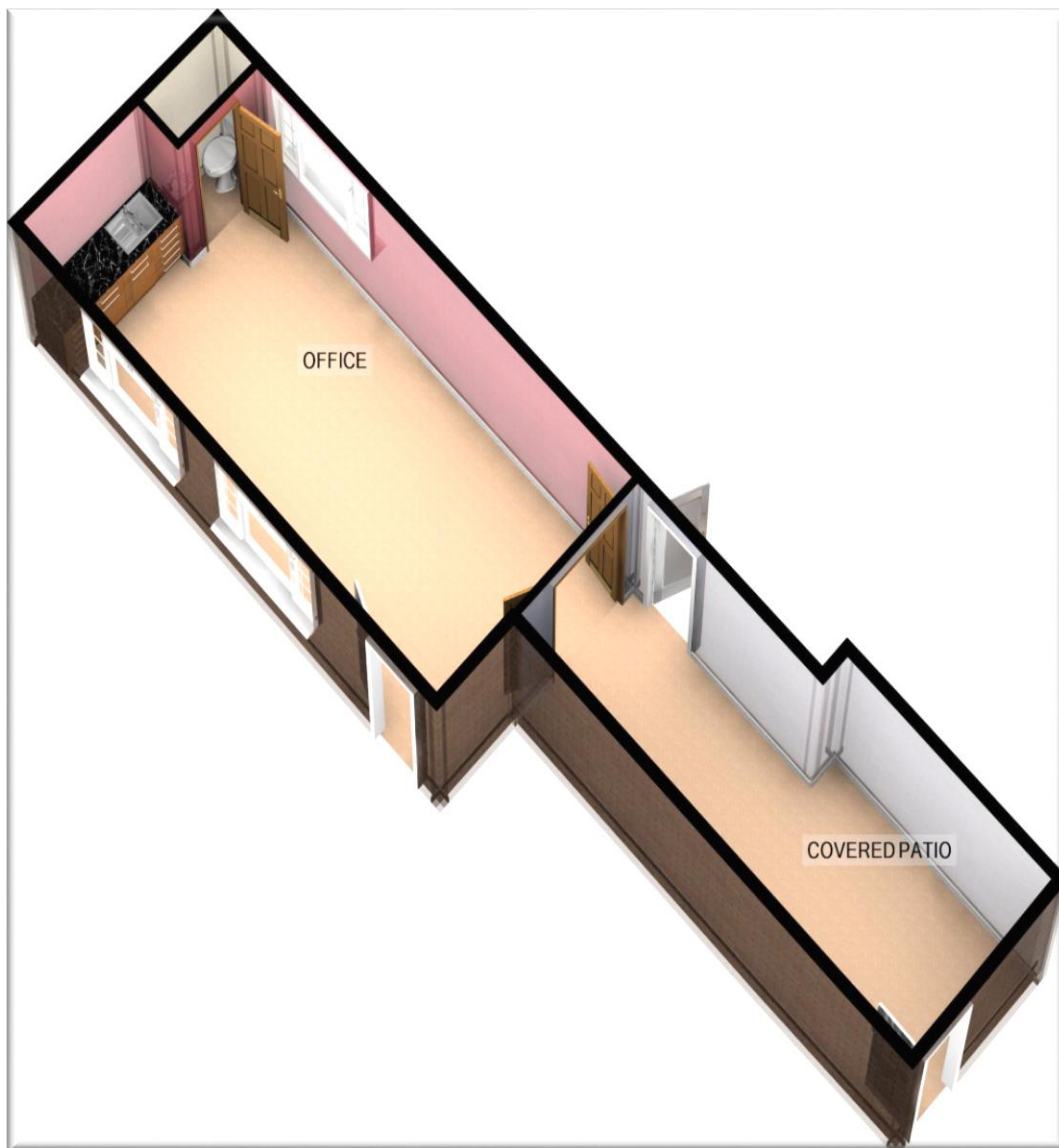
## Accommodation



***"Put your property  
in our hands..."***



***"Detailed property  
particulars, packed  
with photographs,  
descriptions and  
insight..."***



*"Ultimate Estate Agency....*

*...From The Fox"*

**Viewings : Northwich Office**  
34 High St, Northwich, Cheshire, CW9 5BE

**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**

**IMPORTANT NOTE:**

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The tenant is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 66 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient