

**Unit 7, Verity Court, Pochin Way, Middlewich, CW10 0GW**



“

Well-appointed two storey office within 2 miles of the M6

”

**FOR SALE**

**Modern Office Property  
with Parking**

**4,514 SQ FT**

**t: 01625 800 066**

**t: 01565 260 000**

**LOCATION**

The property is situated on the popular Verity Court office development in Middlewich, an area populated with several logistic and distribution occupiers. Unit 7 offers excellent access to the M6 motorway, located just 2 miles from Junction 18. Providing swift access to Manchester, Liverpool and Cheshire. Neighbouring towns Winsford, Holmes Chapel and Sandbach are all within a 10-minute drive of the building.

There are a host of amenities in the immediate vicinity of the property, with Starbucks Coffee, Subway & Shell within a short walk of the building. Middlewich Town Centre is also only a short drive, offering further amenities.

**FLOOR AREAS**

Ground Floor: 2,164 Sq Ft

First Floor: 2,350 Sq Ft

**Total: 4,514 Sq Ft NIA**

**TITLE**

Leasehold Title No: CH573647.

125 years from 29 April 2005.

**DESCRIPTION**

The two-storey semi-detached office property has been fitted out to a very high standard, providing a combination of open plan, private and meeting room space.

Externally Unit 7 occupies a prominent position overlooking the entrance to Verity Court. Parking is allocated immediately outside the property.

Internally the office accommodation is spread over two floors and includes the following:

- 7 glazed private offices
- 1 large boardroom
- 2 team rooms
- Storage and IT areas
- 3 WC's
- Large kitchen/ break out area
- Platform lift
- Suspended ceiling
- Perimeter trunking

**CAR PARKING**

13 parking spaces allocated to the property, with 2 EV Charging Points (available via separate negotiation).

**SALE PRICE**

£690,000

**RATES**

Rateable Value £40,000

**EPC**

An EPC is available on request.

**VAT**

This property is elected for VAT.

**SERVICES**

It is understood that electricity and water main services are made up and connected to the property. There is no gas supply.

**LEGAL COSTS**

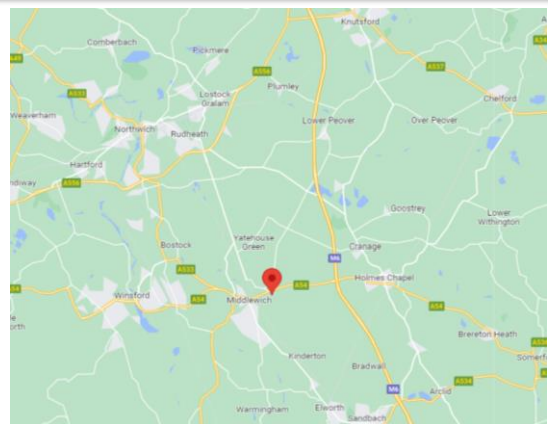
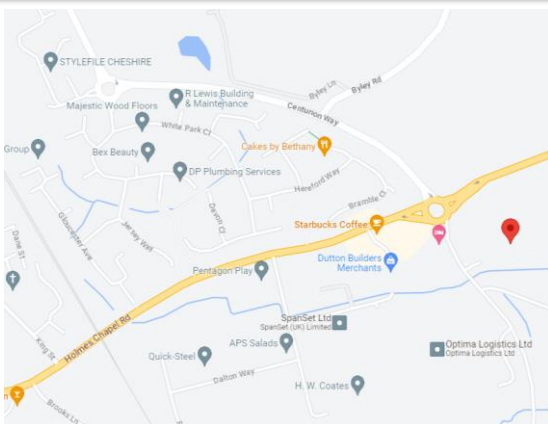
Each party to be responsible for their own legal costs in this transaction.

**ANTI MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**VIEWINGS**

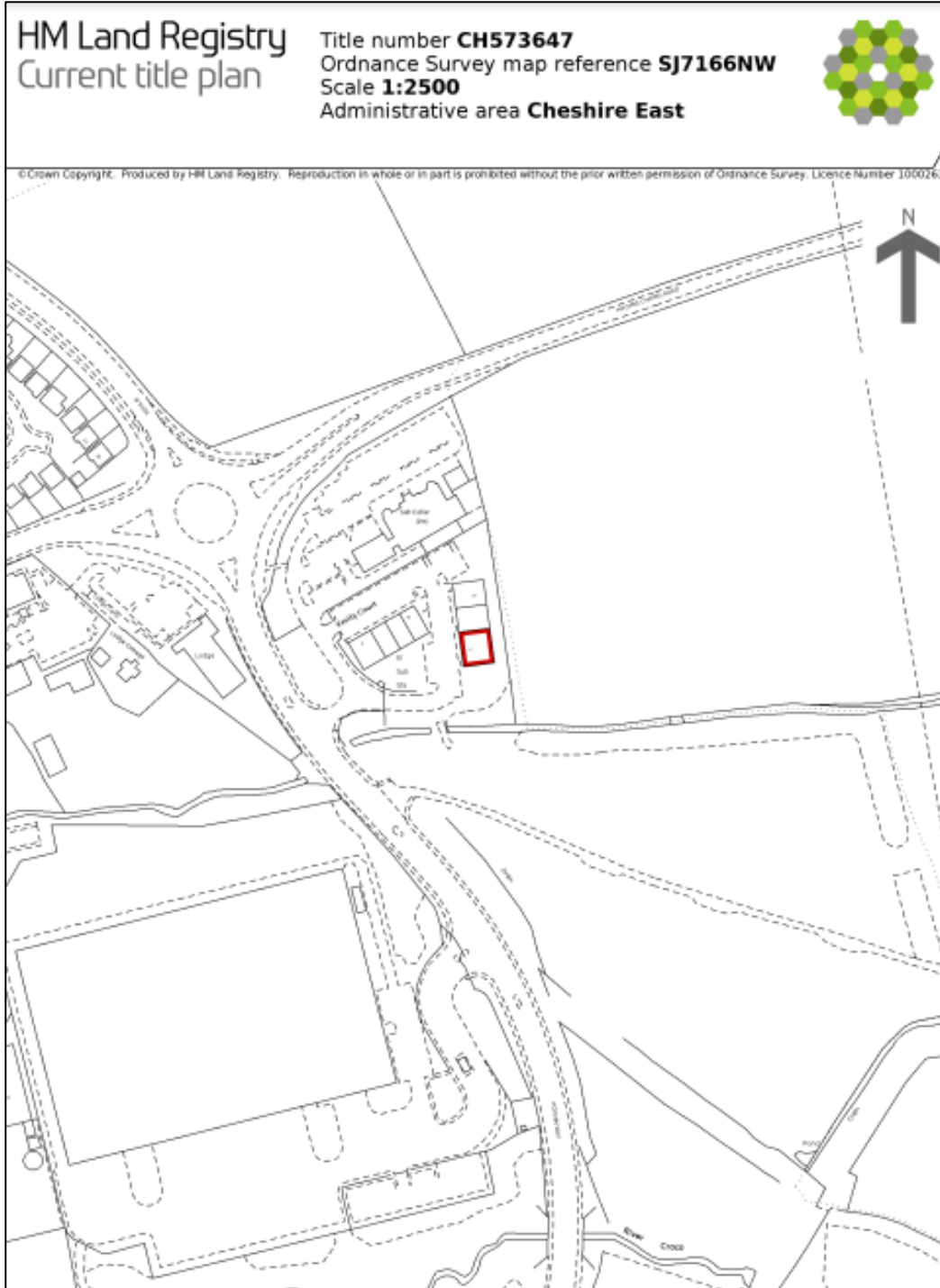
Strictly by appointment, contact Simon Gardner [sg@willsill.co.uk](mailto:sg@willsill.co.uk) or 01625 800066.



**Photos**



### TITLE PLAN



**Important Notice**

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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