

# OFFICE PREMISES



BRICKFIELD BUSINESS CENTRE  
60 MANCHESTER ROAD  
NORTHWICH  
CW9 7LS

**TO LET / MAY SELL**



# NORTHWICH

Northwich town centre has recently undergone a major improvement programme. Which includes a new cinema, retail complex and multi-storey car park is nearby at Baron's Quay. Occupiers in the vicinity include; Waitrose, Odeon, Wildwood Restaurant & Costa Coffee.

Located within easy walking distance of these amenities the offices occupies a prominent position on Winnington Street. The building is well placed for access to the motorway network with the M56 within 8 miles of the M56 & the M6 within 6 miles of the office. Both of the regions airports are accessible within a approximately 35 minute drive of the office.

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 of the property, providing services to Manchester City Centre, Chester and it's neighbouring towns.

Brickfield Business Centre is prominently located on Manchester Road (A559), east of Northwich Town Centre (within 1 mile).



Messrs. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property





Messers. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property

# DESCRIPTION

Brickfield Business Centre has been comprehensively refurbished to offer modern studio space benefitting from:

- Open floor plan
- New suspended ceilings
- New internal and external LED lighting
- New Panasonic air conditioning system, including heating and cooling
- New Dyson hand driers
- New 3 compartment trunking
- New kitchen facilities
- New WC facilities
- New floor coverings including Amtico to WCs and Kitchen areas
- New fire alarm systems
- All new electrical wiring throughout
- Private secure car park with electric gate and intercom access
- Landscaped grounds

## **TERMS**

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

## **RENT**

POA

## **PRICE**

POA

## **RATES**

Please contact the local authority for this information.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

## **VAT**

All prices and rents are exclusive of, but may be liable to VAT.

## **VIEWINGS**

Strictly by appointment with Sole agents Hallams Property Consultants.



Messers. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property