

CHESHIRE

BUSINESS PARK

MANCHESTER ROAD, NORTHWICH CW9 7UA

4,000 sq ft (371.6m²)
Modern 2-storey Office Building

FOR SALE or TO LET



CHESHIRE

BUSINESS PARK

The semi-detached unit occupies a prominent position on this popular and highly accessible semi-rural business park just off the A556 Northwich-By-Pass, 5 minutes drive from Junction 19 of the M6 motorway.

A Co-op convenience store, Subway sandwich bar, Marston's pub/restaurant 'The Watermead' and a Travelodge Hotel are all within a minutes walk.

Office Specification

- Full height glazed entrance foyer
- Full access raised floors
- Suspended ceilings with LG3 or LG7 compliant lighting
- Solar tinted glazing
- Carpeted throughout
- Shower facilities and bicycle parking
- Fully air conditioned
- Design to BREEAM 'Very Good' minimum

Please Note Due to Covid restrictions it was not possible to take any internal photographs at this time. February 2021.



M6 & MANCHESTER



A556 NORTHWICH BY PASS

CHESTER

CARE HOME

CELANDINE COURT APARTMENTS



SUBWAY

RESIDENTIAL



MANCHESTER ROAD A559

NORTHWICH TOWN CENTRE



CHESHIRE BUSINESS PARK

Location

Cheshire Business Park benefits from both its rural setting and proximity to the region's transport infrastructure:

- Within 5 minutes drive of the M6 at Junction 19 (Knutsford) and the dual-carriageway link to Junction 7/8 of the M56 (Bowdon).
- The city centres of Manchester, Liverpool and Chester are all within a 30 minute drive, as is Manchester Airport, the UK's 3rd largest, and Liverpool John Lennon Airport.
- The railway station at nearby Lostock Gralam on the Manchester/Chester line via Altrincham, is a 5 minute walk from the property.
- A regular bus service operates along Manchester Road.



Terms

The building is available either by way of freehold sale or leasehold transaction for a term of years to be agreed.

Further Information

For further information or to make an appointment to view, please contact:



Jonathan Baucher jb@b1realestate.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. Property Misdescriptions Act 1991.
These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2021 Quest Design.

