

1 Winnington Court, Winnington Street, Northwich, Cheshire, CW8 1AQ



“ Well Appointed Office
with Private Car Parking ”

FOR SALE/TO LET
SELF-CONTAINED OFFICE
2,380 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

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 35 minute drive of the office. Northwich Train Station is a mile walk from the property, providing services to Manchester City Centre, Chester and it's neighbouring towns.

ACCOMMODATION (NIA)

Ground floor – 819 sq ft
First floor – 789 sq ft
Second floor – 772 sq ft
Total area – 2,380 sq ft

DESCRIPTION

A modern purpose built office building with accommodation arranged over three floors with high specification throughout. This specification includes sealed unit double glazing, suspended ceilings, Cat II lighting, perimeter trunking and a remote door entry system. The office is well secured via external roller shutters to all ground floor windows and entrance doors, alongside a security and fire alarm system. A remote door entry system has also been left in-situ. The premises benefits from a previous occupiers fit out, providing a combination of open plan office and private office/ meeting room space. There is also a large kitchen on the first floor, with one WC on each floor. Additional benefits include two Juliet balconies on the second floor

RENTAL

£29,500 per annum

SALE PRICE

£310,000

RATES

Rateable Value: £20,750

CAR PARKING

9 designated car parking spaces in the rear, private car park.

SERVICES

It is understood that mains water, electricity, gas and drainage are connected. A gas central heating system is installed.

EPC

An EPC is available upon request.

LEGAL FEES

Each party will be responsible for their own legal costs during this transaction.

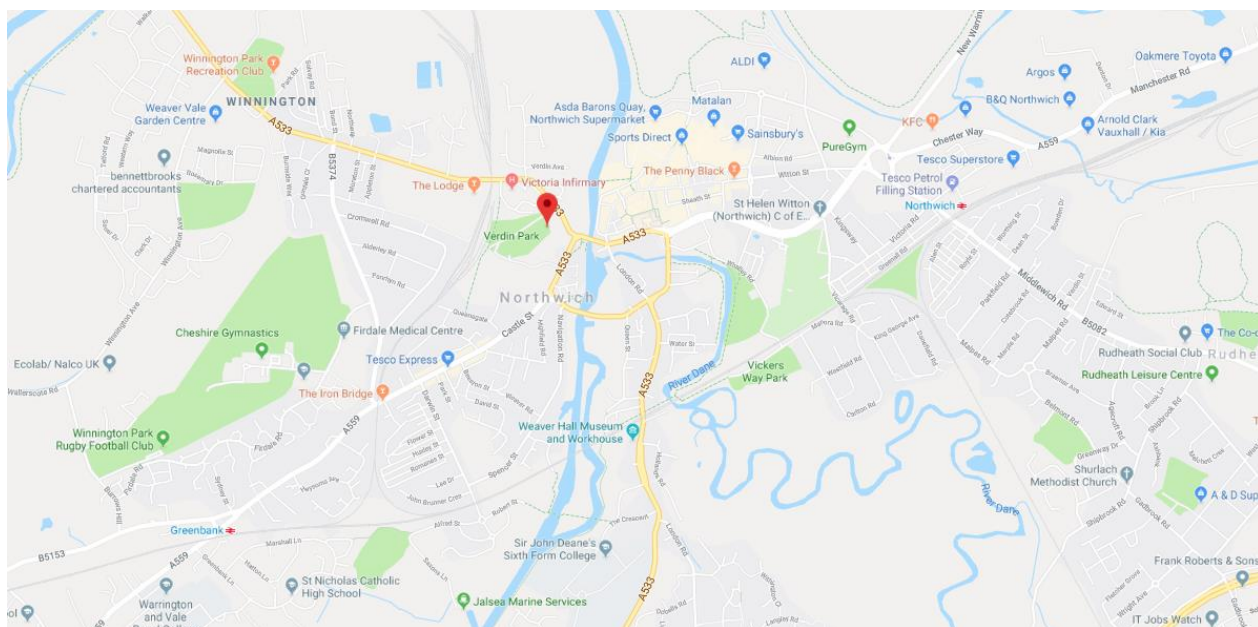
VAT

VAT is payable on this transaction.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willisill.co.uk

Subject to Contract
October 2019



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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