



**TO LET/
MAY SELL**

Brickfield Business Centre

60 MANCHESTER ROAD | NORTHWICH | CW9 7LS



**HIGHLY SPECIFIED
REFURBISHED
BUSINESS STUDIOS**

From 1,000 to 12,000 sqft
(92.90 to 1,115 sq m)

Brickfield Business Centre

LOCATION

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

Brickfield Business Centre is also within one mile of:



Destination	Drivetimes	Miles	Minutes
J19 M6		4	8
J10 M56		7	12
Manchester Airport		14	20
Manchester City Centre		20	35
Liverpool City Centre		32	50
Liverpool John Lennon Airport		24	35

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

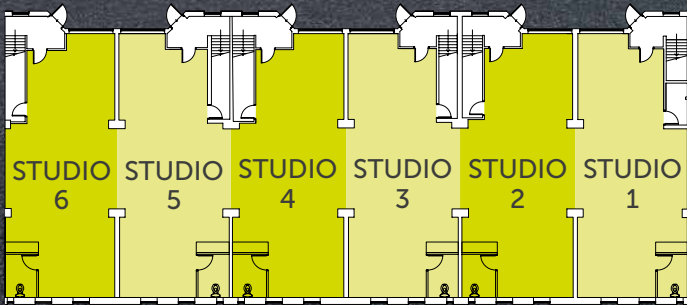
There is a bus stop immediately adjacent Brickfield Business Centre, which offers regular buses to and from Northwich Town Centre. Northwich Railway Station is within 1/2 mile.



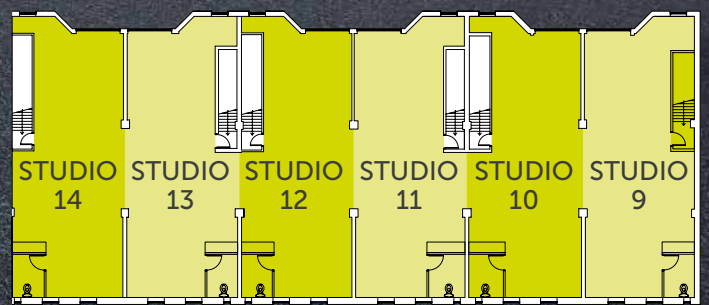


ACCOMMODATION

The flexible space is available in any combination of studio space from 1,000 sq ft to 12,000 sq ft.



GROUND FLOOR



FIRST FLOOR





Brickfield Business Centre



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.

EPC

Available on request.

RENT / SALE PRICE

The quoting rent/ sale price is available on request.

BUSINESS RATES

Please contact the local authority for this information.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

CONTACT

For further information or to arrange a viewing, please contact the joint agents:



Joseph Wilshaw
joseph.wilshaw@rvwcs.co.uk
Jane Marshall
jane.marshall@rvwcs.co.uk



Steve Brittle
sbrittle@matthews-goodman.co.uk



Charlie Williams
cw@willsill.co.uk
Simon Gardner
sg@willsill.co.uk



Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Matthews & Goodman in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Matthews & Goodman has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. August 2019. carve-design.co.uk 13920