

**Suites 1,2 & 3, Wincham Industrial Estate,
Wincham Lane, Wincham, Northwich CW9 6DF**



**For Lease: Office Space
Ground and first floor totalling 5,000sqft
(469.22 m²)
with parking for 20 cars**

Situation:

The premises are located on Wincham Road which connects to New Warrington Road to Northwich town centre (located 2 miles away) and to the A556 (5 miles away) meaning Junction 19 of the M6 is only 6 miles away.

Lostock Gralam train station is 0.5 miles away providing services to Manchester Piccadilly and Chester.

Nearby occupiers include the Select Plant Hire, Cheshire Tyres and Arcade Office Refurbishments.

Accommodation:

The premises comprises of good quality offices on the ground floor and first floor.

Total Floor Areas:

Suite 1 first floor	214.2 m ²	(2,305 sqft)
Suite 2 first floor	98.8 m ²	(1,063 sqft)
Suite 3 ground floor	156.22 m ²	(1,681 sqft)
Total:	469.22 m²	(5,000 sq.ft.)

Lease Terms:

The premises is available by way of a new FRI Lease for a minimum term of 3 years.

Legal Costs:

The ingoing Tenant to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

VAT:

Value Added Tax at the prevailing rate will be applied to the rental and other outgoings.

Rental:

£10 per sq ft

Business Rates 2019/2020:

Not been assessed yet.

EPC:

An Energy Performance Certificate is available upon request.

Inspection:

By arrangement with the sole Agents.

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

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SUBJECT TO CONTRACT

OJB/VGM/
/JULY 2019

