

# TO LET

Modern 1<sup>st</sup> Floor Office  
Situated on Cheshire Business Park  
2,519 Sq Ft (234 Sq M)

**18 Cheshire Avenue,**  
Cheshire Business Park, Northwich, CW9 7UA



# MODERN OPEN PLAN OFFICE



18 Cheshire Avenue, Cheshire Business Park,  
Lostock Gralam, Northwich, CW9 7UA



Modern, high quality, purpose built office occupying a prominent position on Cheshire Business Park. The property comprises of open-plan space, situated on the 1<sup>st</sup> floor and benefits from dedicated parking. The business park is ideally located and can be easily accessed via the A559.

- Large open-plan, air-conditioned, modern office with a fully fitted kitchen
- BREEAM rating 'Very Good'
- Extensive high specification office fit-out
- High-speed Internet with a dedicated 200Mb leased line
- CAT 6 under-floor networking cabling
- Dedicated parking for 9 cars
- Situated on an established business park, 3 miles south of the M6
- Excellent road network access to the A559 and A556



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# 1ST FLOOR OFFICE AT CHESHIRE BUSINESS PARK

## Location

The property occupies a prominent position on the established Cheshire Business Park, a modern office development.

The site benefits from an easily accessible location with an excellent road network being situated immediately off the A559 and very close to the junction with the A556, as well as being 3 miles south of junction 19 on the M6..

Cheshire Business Park is a prime development which offers unrivalled high quality, purpose-built, modern office accommodation in a rural setting, which draws upon the local regions established transport hubs.

In addition to attracting multiple large professional firms, the business park also benefits from local amenities including a Subway takeaway, Costa Coffee drive through, the Weaver's Whistle pub and a Travel Lodge.

## Accommodation

Floor	Description	Sq M	Sq Ft
First	Office	234	2,519

## Tenure

The site is available by way of a new lease for a term to be agreed.

## Legal Costs

Each party will be responsible for their own legal costs relating to the transaction.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## EPC

Energy Performance Rating C.

## Description

The property is a two-storey modern purpose built office which is currently owner occupied by Parker Design Consultants Ltd. The landlord will retain occupancy on the ground floor and intends to let the first floor by way of Internal Repairing and Insuring (IRI) terms.

The first floor office provides a large, open-plan space which benefits from air conditioning and heating, as well as excellent natural light due to the panoramic double-glazed windows. The office is in excellent repair and benefits from contemporary internal fittings and has created glass partitioned offices, separate break-out areas and a fully fitted modern kitchen.

The tenant will have access to 9 car parking spaces situated immediately adjacent to the building.

## Services

There is mains electricity and water supplied to the site.

The property has a 200Mb dedicated fibre line which will be shared between the ground and first floor occupants.

The agents do not test any of these connections. Interested parties should make their own enquiries into their connection and adequacy.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Rental Price

£44,000 per annum exclusive.

## Business Rates

The current annual rates payable for the tenant would be £16,512.

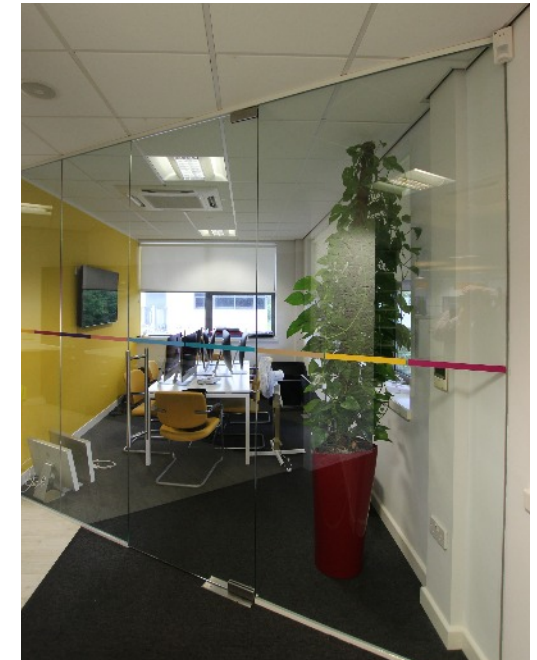
This is based on the standard multiplier of 51.2p for the year 2021-2022.

## Service Charge

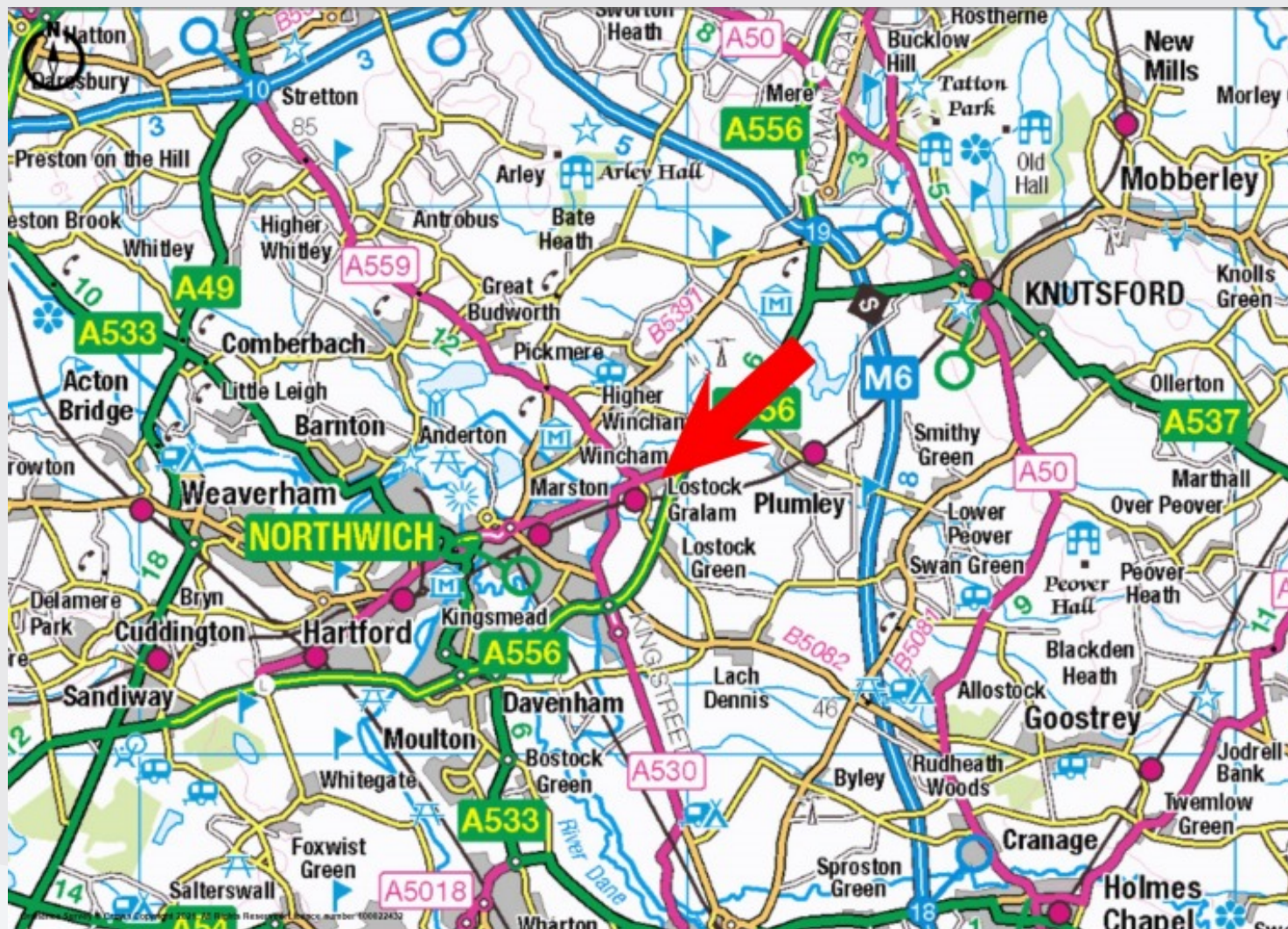
A service charge will be recovered to contribute towards the maintenance of the communal areas. The annual charge for the current year equates to £865, this is subject to an annual review.

## Viewings

Strictly by prior arrangement with the sole agent.



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 LANDMARK INFORMATION Plotted Scale - 1:125000. Paper Size - A4

## Approximate Travel Distances

### Locations

- Northwich 3.2 miles
- Knutsford 5.2 miles
- Manchester 24 miles

### Sat Nav Post Code

- CW9 7UA

### Nearest station

- Lostock Gralam 1 mile

### Nearest Airports

- Manchester 13.7 miles



### Please Note

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Particulars dated September 2021. Photographs dated August 2021.

