

TURNKEY  
PACKAGES  
AVAILABLE



**BRICKFIELD**  
BUSINESS CENTRE

TO LET/MAY SELL  
HIGHLY SPECIFIED REFURBISHED BUSINESS STUDIOS  
1,000 - 12,000 sq ft (93 - 1,115 sq m). Studios Can Accommodate From 5 to 144 Staff  
60 MANCHESTER ROAD, NORTHWICH CW9 7LS

# LOCATION

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

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

Occupiers within one mile:

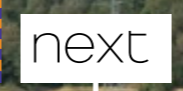


# AERIAL

NORTHWICH TOWN CENTRE



MANCHESTER RD



NORTHWICH RETAIL PARK







MANCHESTER RD





KNUTSFORD



# DESCRIPTION

Brickfield Business Centre has been comprehensively refurbished to offer modern office space benefiting from:

-  Open floor plan
-  New suspended ceilings
-  New internal and external LED lighting
-  New Panasonic air conditioning system, including heating and cooling

-  New 3 compartment trunking
-  New floor coverings including Amtico to WCs and kitchen areas
-  New kitchen facilities
-  New WC facilities
-  New Dyson hand driers
-  New fire alarm systems

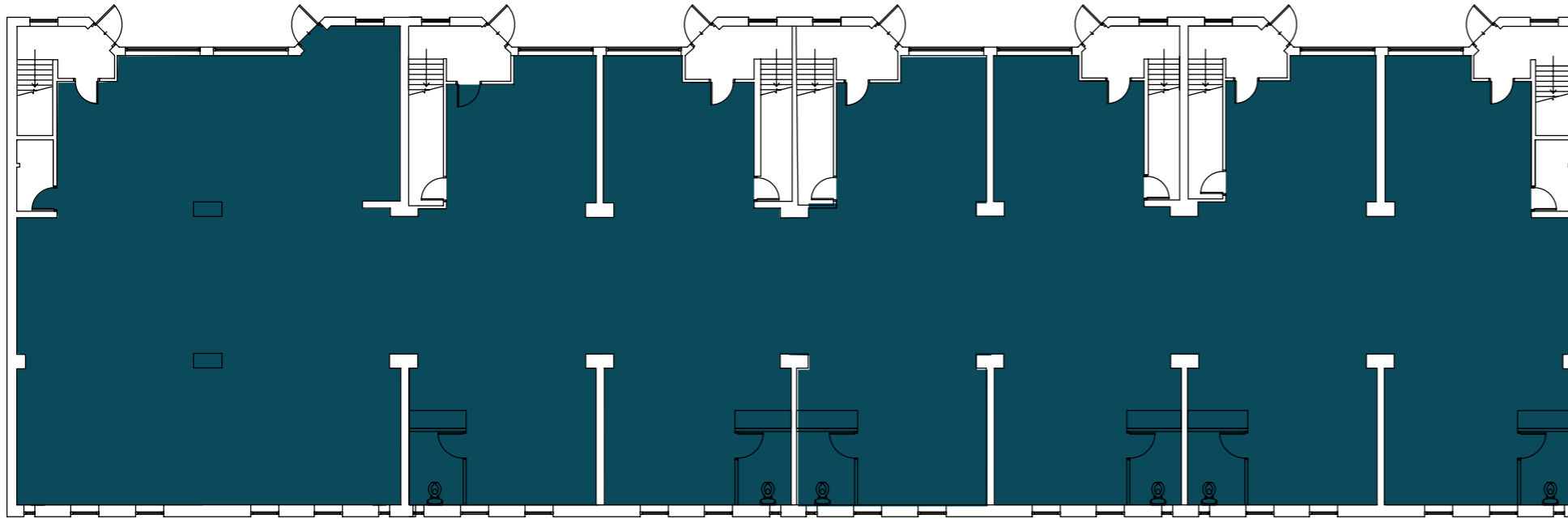
-  All new electrical wiring throughout
-  Up to 40 car spaces available within a private, secure, car park with electric gate and intercom access
-  Over 170 additional, free and unrestricted roadside parking spaces within 500m of the entrance gate
-  Landscaped grounds

-  1GB fibre connection and Super Fast Fibre 2 broadband available which provides a range between 54Mb and 73Mb, a 'BT stay fast guarantee' of 45Mb and an Upload speed range of 17Mb - 18Mb
-  The studios have EPC ratings of B and C

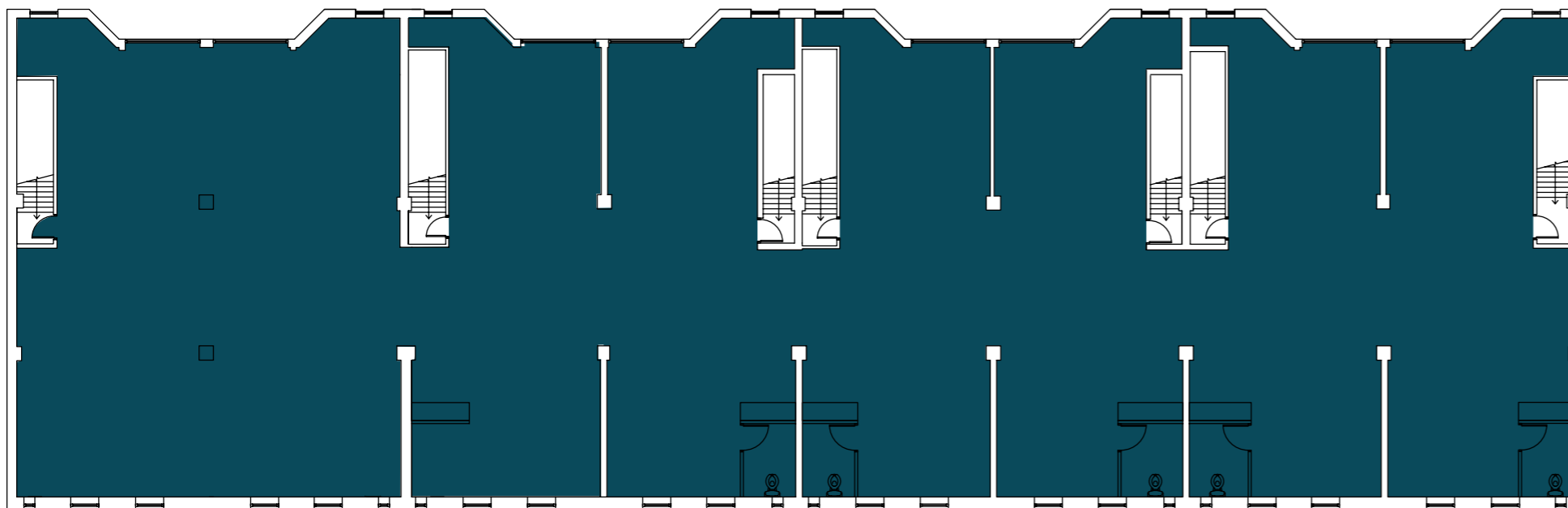


# ACCOMMODATION

## GROUND FLOOR



## FIRST FLOOR



Studios can be made available from approx 1,000 sq.ft. upto 12,000 sq.ft. (144 staff) subject to availability.

FLOOR	SQ FT	SQ M
GROUND	6,000	557.4
FIRST	6,000	557.4
<b>TOTAL</b>	<b>12,000</b>	<b>1,114.8</b>



# FURTHER INFORMATION

## TERMS

The studios are available to let on full repairing and insuring leases for a term of years to be agreed. Alternatively, the studios may be available for sale. Turnkey packages available.

## EPC

The studios have EPC ratings of B and C. A full certificate is available upon 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:



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Designed by:  
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