



Brickfield Business Centre

60 Manchester Road, Northwich, CW9 7LS

High Specification Business Studios - To Let / May Sell

1,000 to 12,000 sq ft
(92.90 to 1,114.84 sq m)

- Open floor plan
- Newly refurbished
- Private secure car park with electric gate and intercom access
- 1GB fibre connection and Super Fast Fibre 2 broadband available
- The studios have EPC ratings of B and C
- Landscaped grounds

Brickfield Business Centre, 60 Manchester Road, Northwich, CW9 7LS

Summary

Available Size	1,000 to 12,000 sq ft
Business Rates	Business Rates - Please contact the local authority for this information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

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 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.

Location

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 approximately 35 minute drive of the office.

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 of the property, providing services to Manchester City Centre, Chester and it's neighbouring towns.

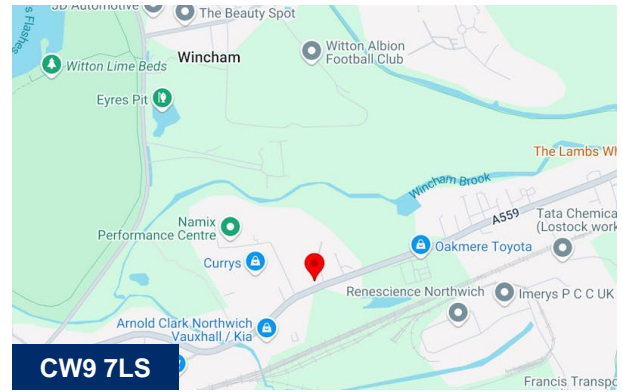
Brickfield Business Centre is prominently located on Manchester Road (A559), east of Northwich Town Centre (within 1 mile).

Viewings

Strictly by appointment only with Hallams Property Consultants.

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.



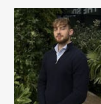
Viewing & Further Information



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TURNKEY PACKAGES AVAILABLE

B
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 (A200), east of Northwich Town Centre (Northwich) 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 12 mile.

Destination	Miles	Mins
J16 M5	4	8
J16 M56	7	12
Manchester Airport	18	30
Manchester City Centre	20	35
Liverpool City Centre	32	60
Liverpool Airport	34	65

Co-occupiers within one mile

Waitrose Currys PC World COSTA Pureitex Sainsbury's
Argos SUBWAY next TESCO B&Q KFC

B
BRICKFIELD

60 MANCHESTER ROAD, NORTHWICH CW9 7LS

AERIAL

NORTHWICH TOWN CENTRE
Northwich Train Station
TESCO
McDonald's
VAUXHALL
KIA
MANCHESTER RD
B&Q
NORTHWICH RETAIL PARK
Currys PC World
bm next
bensons beds
COSTA
MANCHESTER RD
KNUTSFORD

B
BRICKFIELD
BUSINESS CENTRE

60 MANCHESTER ROAD, NORTHWICH CW9 7LS

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 Armco 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 with a private, secure, car park with electric gates and in-room access
- Over 100 additional new and unrestricted roadside parking spaces within 500m of the entrance gate
- Landscaped grounds
- 100 fibre connection and Super Fast Fibre 2 broadband available which provides a range between 54Mbps and 76Mbps a 10 day test guarantee of speeds and an Upload speed range of 1Mbps - 10Mbps
- The studios have EPC ratings of B and C

B
BRICKFIELD

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ACCOMMODATION

GROUND FLOOR

FIRST FLOOR

Studios can be made available from approx 1,000 sq ft upto 12,000 sq ft (344 staff) subject to availability

FLOOR	SQ FT	SQM
GROUND	6,000	557.4
FIRST	6,000	557.4
TOTAL	12,000	1,114.8

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