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Bed Warehouse In New Cheshire Business Park Wincham Lane, Northwich,  
CW9 6GG

£52,000 Yearly

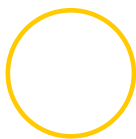




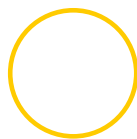


## SHORT DESCRIPTION

Property Ref: 14583 Location: New Cheshire Business Park (CW9 6GG) is located on Wincham Lane and is within 5 miles of Junction 19 of the M6 motorway via the A559 and 7 miles of Junction 10 of the M56 motorway via the A556. Description: The property comprises an end terraced industrial unit providing flexible open plan accommodation including first floor offices, kitchen and WC facilities. The unit is of steel portal frame construction with steel profile cladding under a pitched profile clad roof. Minimum eaves height of 4.4m in the low bay area and maximum eaves of 11.3m in the high bay area. The high bay area is suitable for a mezzanine which would increase the floor area by a further 1,550 sq ft if opted. The unit has x2 level access loading doors with electric roller shutter doors that have a cleared height of 4m. The unit is within a secure site with allocated car parking spaces. Accommodation: Total Area (GIA) - 6,530 sq ft GF Warehouse - 4,306 sq ft (High Bay 2,155 sq ft / Low Bay 2,151 sq ft) FF Offices - 2,225 sq ft The high bay area is suitable for a mezzanine which would increase the floor area by a further 1,550 sq ft. This can be constructed by the Landlord at an additional cost if requested by the Tenant. Services: All mains services are available including gas, electricity and water. Three phase power. Telephone lines installed. It is the tenant's responsibility to verify that all services are of adequate capacity and suitable for their purpose. Rent: £52,000 per annum. Available on full repairing and insuring terms. VAT: VAT will be charged at the prevailing rate. Property Type: Warehouse Total Renting amount: £52000.00(Annually) Pricing Options: Fixed Price EPC rating: D Measurement: 7782 sq.ft. Outside Space: N/A Parking: N/A Heating Type: Gas Central Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Total floor area 723 square metres

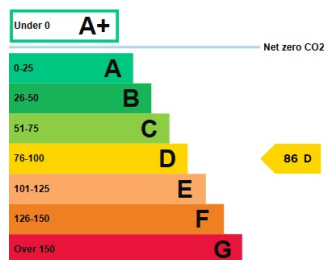
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:



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