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

£32,000 Yearly



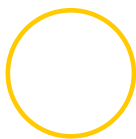
Ref:14590



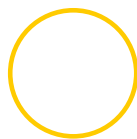


SHORT DESCRIPTION

Property Ref: 14590 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 a mid-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 775 sq ft if opted. The unit has a level access loading door (electric roller shutter) that has a cleared height of 4m. The unit is within a secure site with allocated car parking spaces. Accommodation: Total Area (GIA) - 3,266 sq ft GF Warehouse - 2,153 sq ft (High Bay 1,076 sq ft / Low Bay 1,077 sq ft) FF Offices - 1,113 sq ft The high bay area is suitable for a mezzanine which would increase the floor area by a further 775 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: £32,000 per annum. Available on full repairing and insuring terms. VAT: VAT will be charged at the prevailing rate. Property Type: Warehouse Total Renting Amount: £32000.00(Annually) Pricing Options: Fixed Price EPC rating: C Measurement: 3584.3822 sq.ft Outside Space: N/A Parking: N/A Heating Type: N/A -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

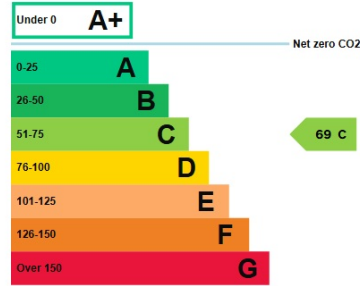
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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.

Energy rating and score

This property's energy rating is C.



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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