

To Let



Northwich

469 Manchester Road, CW9 7XG

First Floor: 4,975 sq ft (462 sq m)

Rent: £42,500 pax

First Floor Office/Showroom Suitable for a Variety of Uses

Location & Description:

- The property occupies a prominent position on the A559 Manchester Road, a short drive east from Northwich Town Centre.
- Located in close vicinity to Cheshire Business Park which comprises a mixed use scheme including Travelodge, Co-Op Food, Subway and various office occupiers.
- Attractive self-contained first floor unit with lift access, large open footprint with some meeting rooms, kitchenette and shared external parking.
- The property is suitable for a range of uses such as a showroom, gym, medical or office use.

Demise:

First Floor 4,975 sq ft (462 sq m)
On-site shared car parking.

Rent:

£42,500 per annum exclusive.

Lease:

New effectively FRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

VAT is payable on this transaction.

Rating Assessment:

Rateable Value (April 2026) – £33,250.

Date Prepared:

May 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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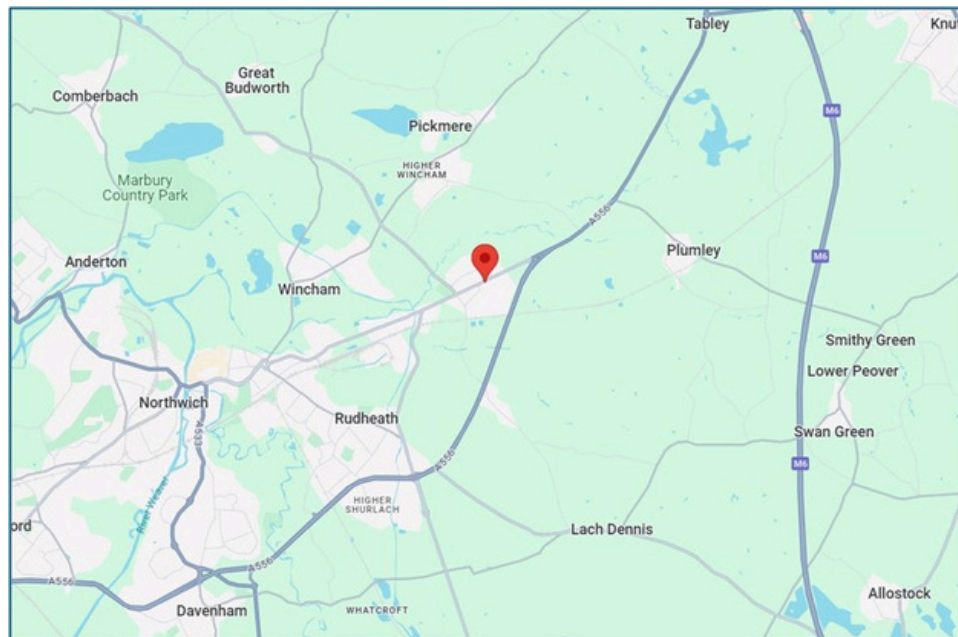
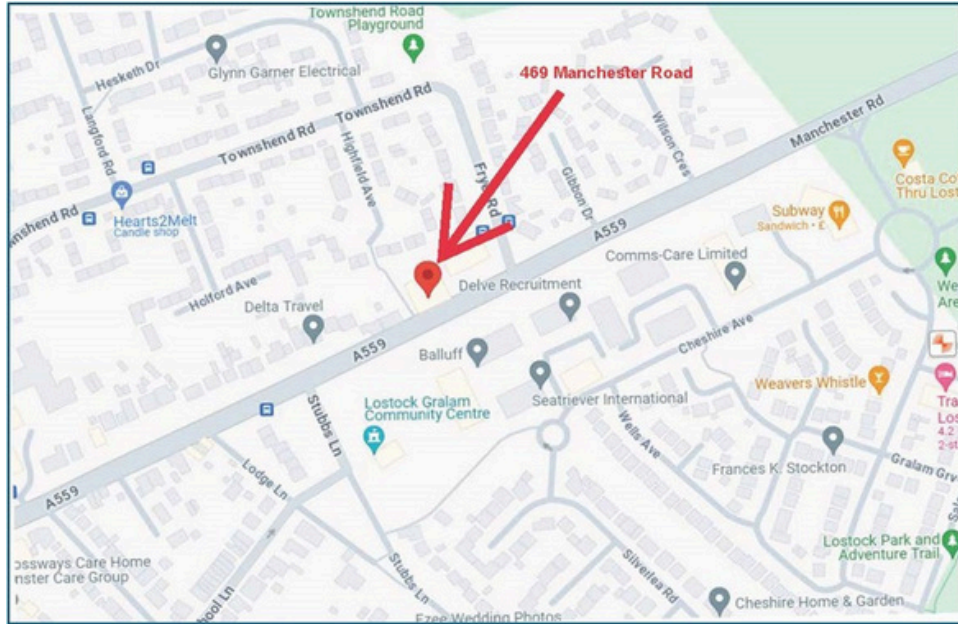
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