

TO LET

**UNIT 2 THE BUSINESS CENTRE, BARLOW
DRIVE, WINSFORD, CW7 2GN**

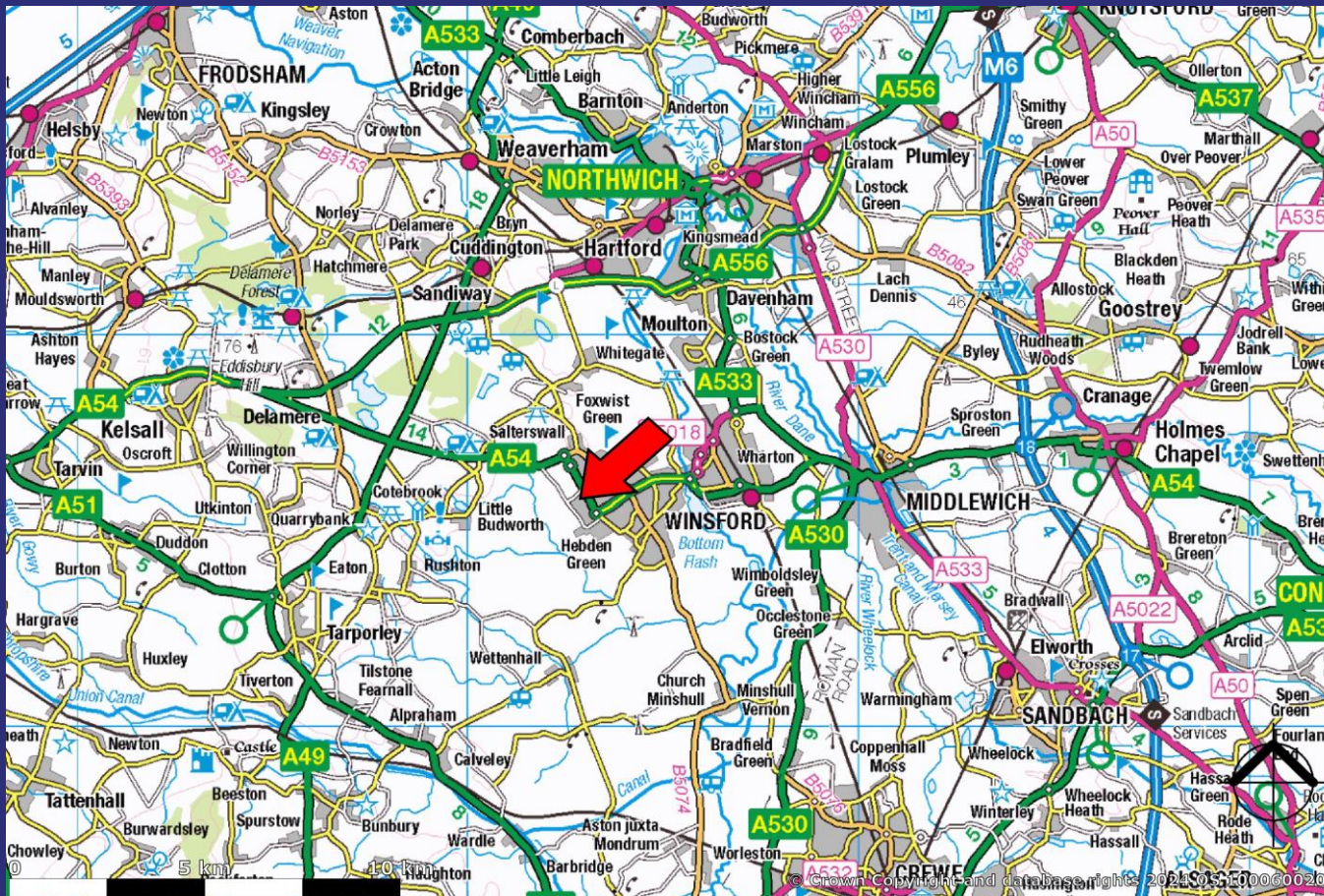


LOCATION

The Business Centre is located on Barlow Drive in Winsford which boasts excellent road connections situated in close proximity to major arterial routes such as the A54 and A533, which provide direct links to neighbouring towns and cities including Northwich, Crewe and Chester. Additionally, the M6 Motorway offers further connectivity to destinations across the region within the wider road network.

Nearby occupiers include Rolls Royce Distributed General Systems, Automac UK, Soulttec and Cheshire Police.

Please refer to location plan.



- **Industrial/Business Unit**
- **Established Business Location**
- **145.96 Sq M (1,571 Sq Ft)**
- **£9,000 Pax**

DESCRIPTION

The property comprises a mid-terrace industrial/business unit constructed of brick/block elevations beneath a pitched roof incorporating natural light panels.

The unit provides open plan space with pedestrian and rear roller shutter access, together with kitchen and wc facilities and a large mezzanine.

On-site there is separate access for loading to the rear roller shutter door and generous car parking to the front within a shared and well-maintained forecourt.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq M	Sq Ft
Ground	98.20	1,057
Mezzanine	47.76	514
Total (GIA)	145.96	1,571

ASKING RENTAL

£9,000 pax.

RENT DEPOSIT

A rent deposit is required equating to three months rental.

LEASE

The property is available on new Full Repairing and Insuring lease, for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £6,600.

Interested parties are advised to contact the Local Rating Authority, Cheshire West and Chester.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

The ingoing tenant will be responsible for £480 fee for preparation of the lease.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Howard Cole

howard.cole@bacommercial.com **07387 647578**

On behalf of



SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe
St Asaph, LL17 0LT Tel: 01745 330077

Nantwich Office: Frederick House
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ
Tel: 01270 440014

www.bacommercial.com