

for sale to let

**10 Brookway
North Cheshire Trading Estate
CH43 3DT**

**Warehouse Offices and Private Yard
over 5,000 of warehouse & office accommodation**



- **Business Park Setting**
- **6m Eaves Height**
- **Motorway Junction Location**
- **On Site Parking & Loading**
- **Offices**
- **Flexible Lease**
- **Competitive Rent/Price**

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

www.roybackhouse.com

backhouse

10 Brook Way North Cheshire Trading Estate



RENT
£32,500 pa exclusive or

PRICE
£350,000

RATES PAYABLE 18/19
£8,000 approx

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse & Co,
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



TENANCY DETAILS

The property is available on a new commercial lease.

EPC DETAILS

The property has an EPC Rating to be confirmed.

RATING DETAILS

The RV stated above should be confirmed with the Valuation Office and Local Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

VAT may be charged on the rent and other items

FLOOR AREAS

The approximate gross internal floor area is as follows.

Warehouse	3,366 sq ft	313 sq m
Workshop	800 sq ft	74 sq m
Offices	1,525 sq ft	141 sq m
Total	5,691 sq ft	528 sq m

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

roybackhouse&co
Commercial Property Consultants

www.roybackhouse.com

0151 541 2200
www.roybackhouse.com

