

**HIGHLY PROMINENT OFFICES
CLOSE TO JNC 12 M56
'MARPACS HOUSE'
SUTTON WEAVER WA7 3LF**



**REFURBISHED OFFICES 2,950 sq ft
15 car parking spaces plus overflow**

TO LET/FOR SALE

FOR MORE DETAILS CALL: 01928 733333

Location

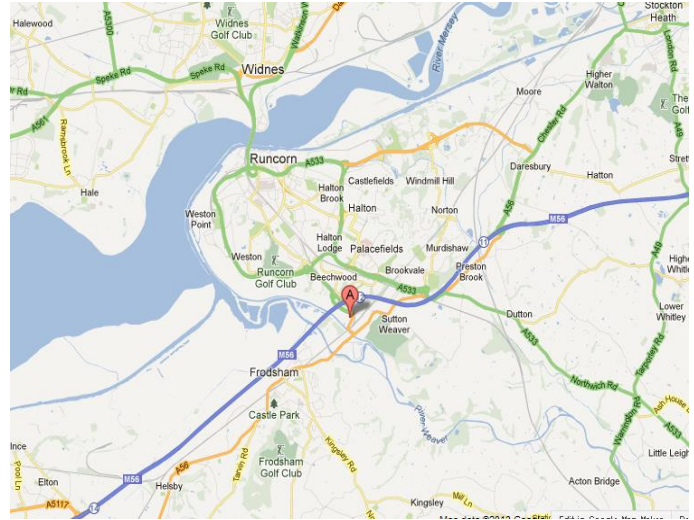
The premises are prominently located facing the A56 Clifton Road at Sutton Weaver, and are strategically located for the Towns of Chester, Warrington, Liverpool and Manchester by virtue of their situation being adjacent to Junction 12 of the M56 Motorway.

A location plan is shown opposite for ease of reference.

Description

The premises have benefitted from a comprehensive scheme of refurbishment throughout in 2014. The refurbishment was undertaken to a very high standard and included the following:

- **New carpeting**
- **New ceilings (where appropriate)**
- **New perimeter Cabling (CAT 5E)**
- **New Lighting**
- **New scheme of decoration**
- **New heating system**
- **Refurbished windows**
- **New entrance foyer.**



Accommodation

The offices provide the following approximate areas:

Floor	Sq M's	Sq Ft
Ground	119.73	1,289
First	120.09	1,293
Second	34.18	368
TOTAL	274	2,950

The premises benefit secure car parking (approximately 15 spaces) and an area for overflow car parking may be available.

The property may be made available on a 'floor by floor' basis.

Terms

The property is available by way of a new lease at a rent of £35,000 pax or alternatively my Client is willing to sell the Freehold interest with vacant possession for £360,000.

Rates

Rateable Value (2017/18): £17,500

Rates Payable (2016/18): £8,382.50

(Interested Parties are advised to verify this information via the Local Rating Authority).

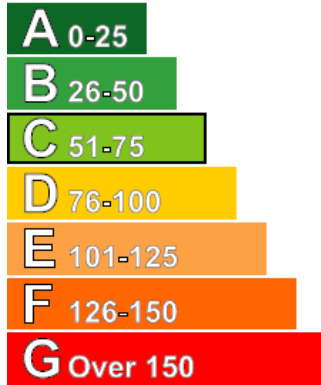



Services

Three phase Electricity, Gas, Water /Drainage and BT serve the premises (Note – we have not tested any of the Services). Fibre internet connection is available.

EPC

An EPC has been completed which gives the property a 'C' Rating. Further details are available upon request.



 **72** This is how energy efficient the building is.



View from gallery window at first floor to M56 roundabout (Junction 12).

Costs

Each party will be responsible for their own professional and legal costs.

VAT

VAT may be applicable to all rents/prices quoted.

Viewing

To arrange a viewing please call **Eddy Cottrell** on **01928 733333** or via eddy@cottrellcommercial.co.uk

Cottrell Commercial is a firm Regulated by

