



**FOR SALE or FOR RENT**

## **Unit 8, Block 2, Riverside Trading Estate, Navigation Road, Northwich,**

**£ Offers Over £175,000 or £15,000 Per Annum**

**1,928 Sq Ft (179.11 Sq M)**

- ✓ Located in a Modern Industrial Estate
- ✓ Premises are Steel Framed
- ✓ Water, Electricity & Drainage are Connected

## Situation

The premises are located in a modern, purpose built industrial estate between Navigation Road and the north bank of River Weaver, approximately 1/2 mile west of Northwich town centre, just off the one way inner ring road. Opposite the premises is a predominantly residential area.

## Description

The Premises are steel framed, clad with profile coated metal sheeting with power floated ground floor and a timber mezzanine floor. with racking. The unit has a Trade Counter, Storage and office facilities ideal for Wholesale Electrical, Plumbing, Motor Parts or similar. Water, electricity and drainage are connected to the premises.

## Accommodation

Area	Sq M	Sq Ft
Ground Floor	98.66	1,062
Mezzanine	80.45	866
TOTAL	179.11	1,928

## Price

Offers over £175,000

Rateable Value:

£9,000

UBR 24/24 54.6p

## Rent

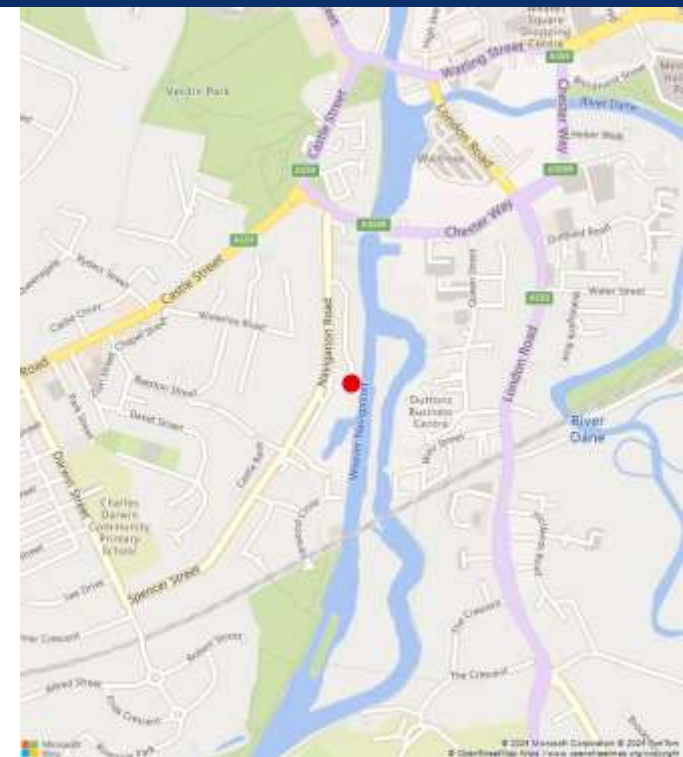
£15,000 pa

## EPC

Available on request.

## Legal Costs

Each Party to be responsible for payment of their own legal costs.



## Inspection

Faye Pattenden  
01606 351351  
Agency@fifieldglyn.com

## Surveyor

Richard Smith  
0161 249 8867  
Richard.smith@fifieldglyn.com



Overview

Description

Gallery

Contact

Unit 8, Block 2, Riverside Trading Estate, Navigation Road, Northwich, Cheshire, CW8 1BE



# Fifield Glyn

We're here to help, please contact us via the details below



## London

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