

COMMERCIAL PROPERTY CONSULTANTS
01270 621001

FOR SALE/TO LET

High Quality Office Accommodation

4,400 Sq.Ft. (408.77 Sq.M.)



www.lamonts.co.uk

Unit 7 Verity Court
Middlewich
CW10 0GW



Office

Nantwich Court, Hospital Street, Nantwich, Cheshire CW5 5RH Fax: 01270 624349 Email: property@lamonts.co.uk

Location

Verity Court is located at the entrance of the highly successful Midpoint 18 Business Park in Middlewich, Cheshire and the scheme enjoys a high profile location fronting the A54 which is within easy access of the regions motorway network, junction 18 of the M6 is within 2 miles providing access to the regions motorway network and surrounding towns including Knutsford, Northwich and Crewe.

In addition Manchester Airport lies approximately 20 miles away. A variety of local amenities are situated nearby including Travelodge Hotel, Salt Cellar public house and new Tesco supermarket.

Description

7 Verity Court is an end terraced two storey building forming part of Verity Court which is a high quality office development.

The office is finished to a high standard to include:

- Secure landscaped environment
- Brick elevations
- Compliant lighting
- Suspended ceilings
- Perimeter trunking
- Platform lift
- Carpeting throughout
- Electric wall heaters
- Comms room on the first floor
- IT wiring
- Perimeter trunking
- Fully fitted ground floor kitchenette
- Burglar alarm
- Entry intercom
- Full height glazed partitioning to create three offices and open plan area at ground floor and one office and open plan area at first floor

Accommodation

	Sq.Ft.	Sq.M.	Car Parking
7 Verity Court	4400	408.77	16 spaces

Terms

The building is available to let on a new full repairing and insuring lease on terms to be agreed or for sale by way of a 999 year leasehold interest.

Legal Costs

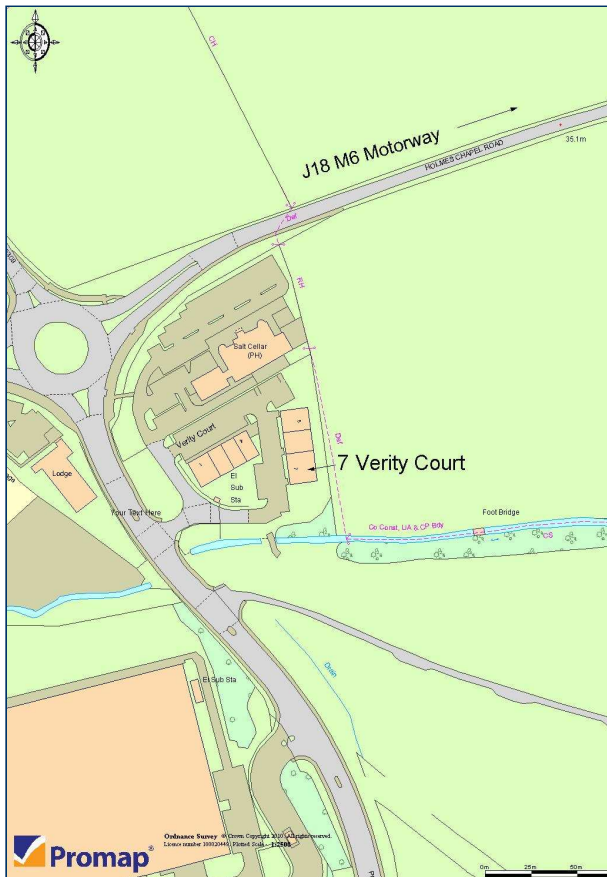
Each party to be responsible for payment of their own legal costs incurred in any transaction.

Viewing

Strictly by appointment with Lamont Commercial Limited. Telephone: (01270) 621001. Contact Andrew Butler or Karen Kilcourse. Email: abutler@lamonts.co.uk or kkilcourse@lamonts.co.uk or the joint agent Matthews and Goodman. Contact Robert Peill. Telephone (0161) 839 5515. Email: rpeill@matthews-goodman.co.uk

Subject to Contract
September 2010





Energy Performance Certificate
Non-Domestic Building

7, Verity Court
MIDDLEWICH
CW10 6GW

HM Government

Certificate Reference Number:
0139-3014-0217-0300-9405

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/lepd.

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO ₂ emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 254
 Building complexity (NCS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

75 If typical of the existing stock



0161 839 5515



01270 621001

NANTWICH COURT, HOSPITAL STREET, NANTWICH CW5 5RH

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