



# Theatre Court

Northwich | CW9 5HB

**Self contained  
offices to let from**

111 sq m (1,198 sq ft) to

116 sq m (1,250 sq ft)







### Introduction

## Welcome to Theatre Court, a self contained business park in Northwich town centre.

Theatre Court comprises a self-contained modern office development with plentiful onsite car parking located on London Road in Northwich town centre.

The development comprises 2 interconnecting office buildings arranged over ground and first floors sub divided to provide individual fully refurbished, self contained offices.

The landscaped grounds incorporate dedicated tenant and visitor car parking spaces.





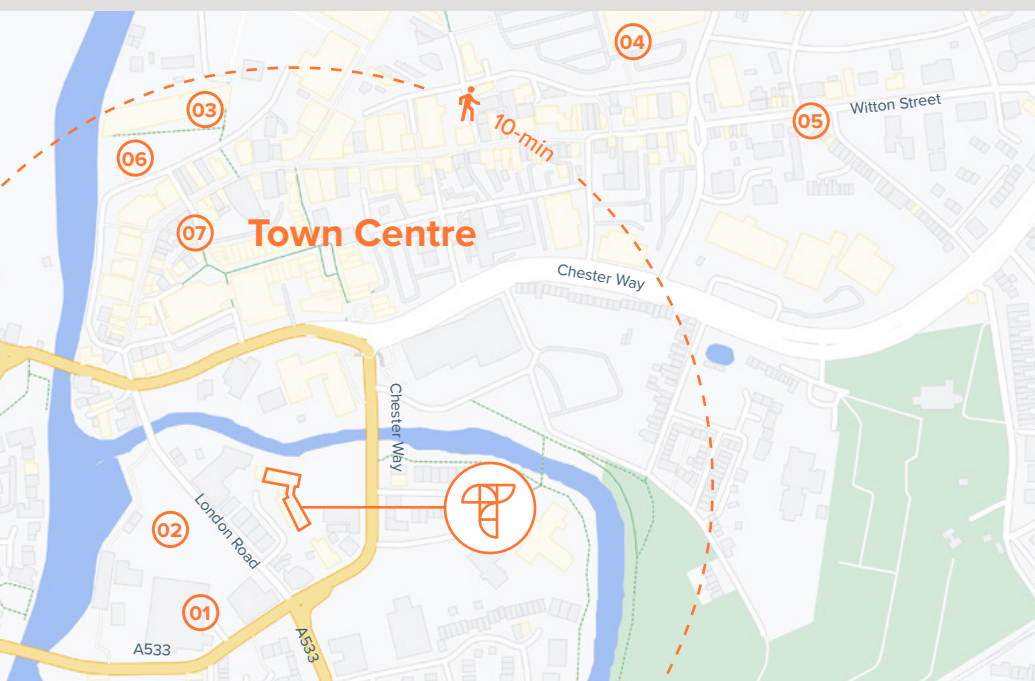
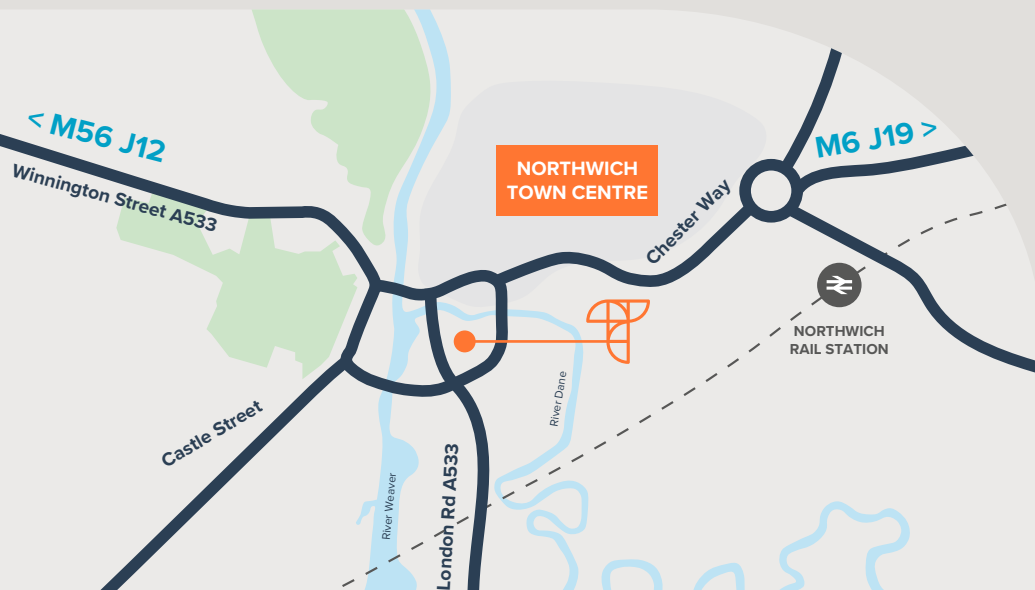
### About Theatre Court

**Set in a private landscaped courtyard setting with plentiful on-site car parking and amenities on your doorstep.**

The Theatre Court office development provides the space and amenity of an out of town business park within a town centre setting. The property is located immediately opposite the Waitrose development and a very short walk from the shopping amenities of Northwich town centre.







- 01 Waitrose
- 02 Bombay Quay
- 03 Barons Quay
- 04 Sainsburys
- 05 Witton Street
- 06 Bear Coffee Shop
- 07 Abda Coffee Shop



## Location

Theatre Court is located on London Road in Northwich town centre approximately 8 miles from J11 of the M56 and 6 miles to J19 of the M6. Northwich train station has direct routes to Manchester, Chester and beyond.

Northwich is an attractive Mid- Cheshire Market Town with an abundance of natural beauty, history and places to relax including Barons Quay, a thriving retail and leisure hub within the town centre.







## Accommodation:

At present, we have two suites available:

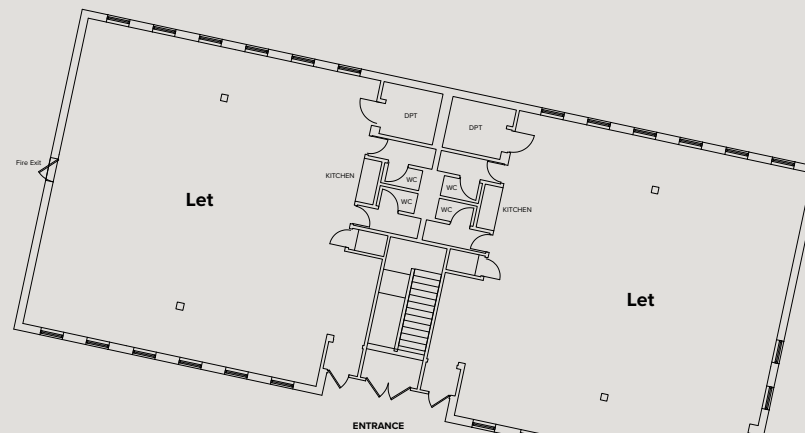
Suite	Floor	Sq M	Sq Ft
03	First Floor	116	1,250
07	First Floor	111	1,198

## Specification:

Each office has been refurbished to provide the following specification:

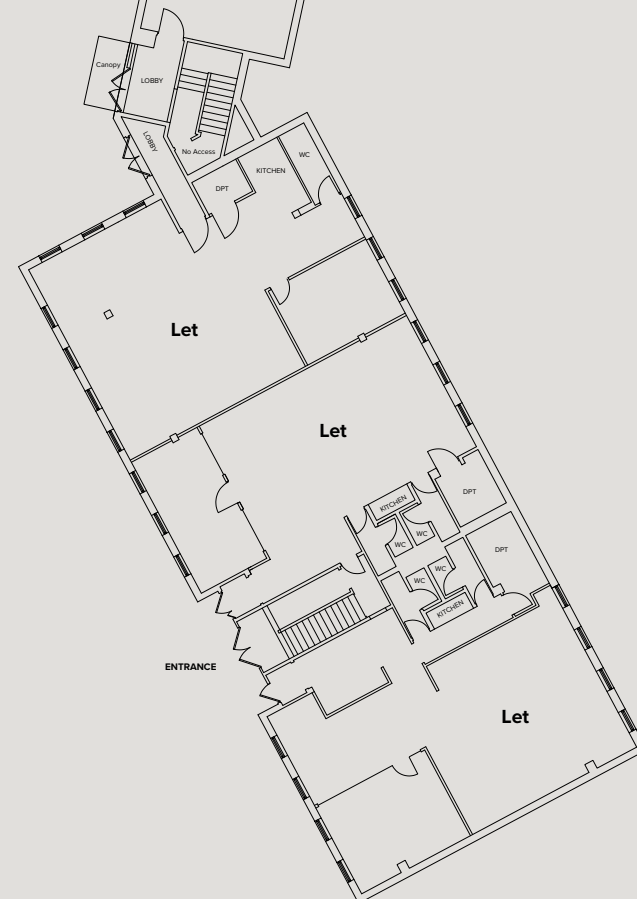
- + Perimeter trunking
- + Male and female WC facilities
- + Gas fired central heating
- + Tea-making facilities
- + Double glazing
- + Secure on-site car parking with barrier





Floor:

**Ground**

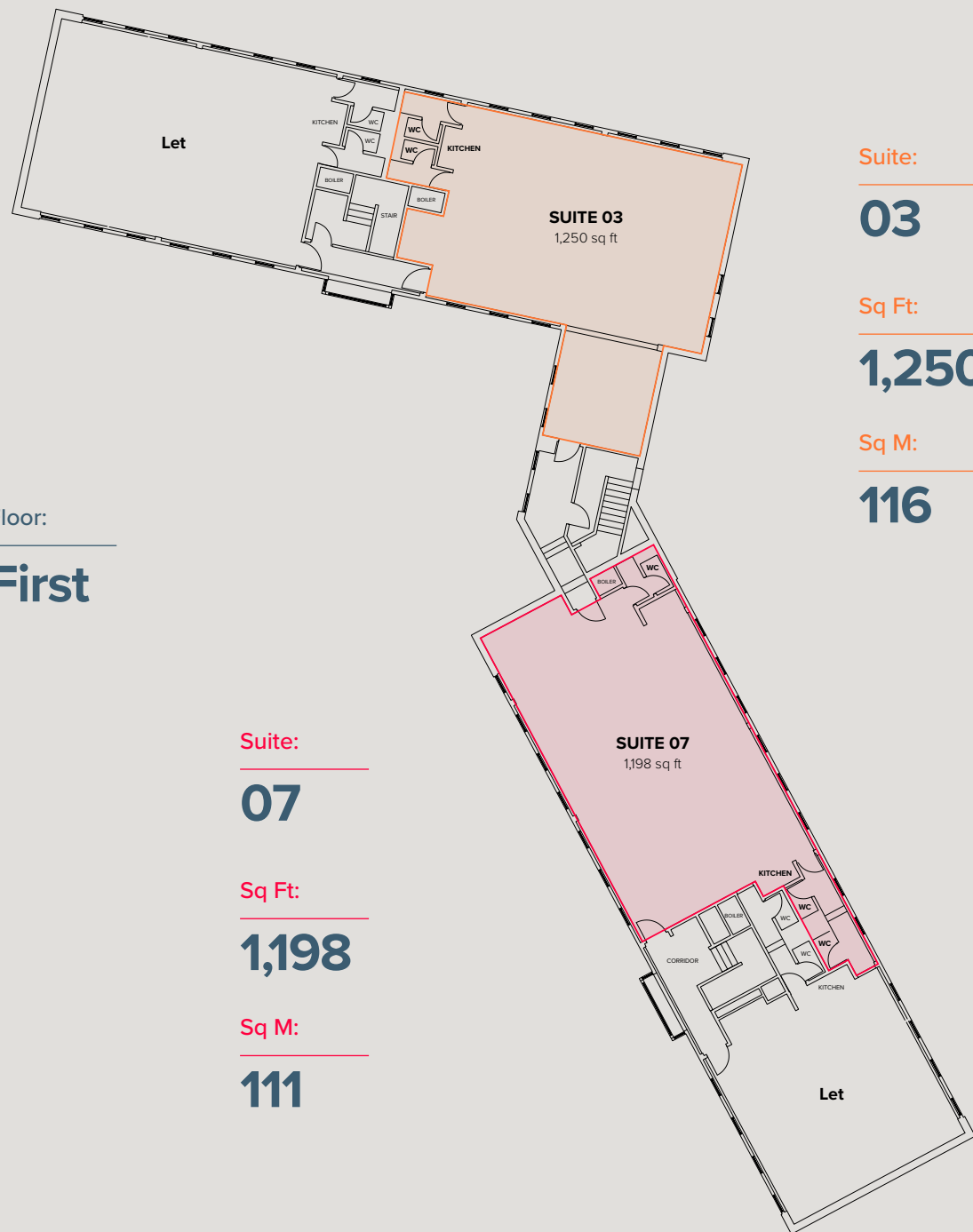






Floor:

**First**







#### Lease:

The suites are available by way of new equivalent full repairing and insuring leases for a term to be agreed.

#### Rental:

Available upon application.

#### Legal Costs:

Each party to be responsible for their own legal costs.

#### Viewings and Contact:

Viewings are strictly via the joint agents. For further information please contact:



**Richard Smith**  
07966 245 999



**Jane Marshall**  
07801 373 974

**Joe Wilshaw**  
07917 647 213



**Jonathan Baucher**  
07793 808 565

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