



FOR SALE or FOR RENT

Design & Build Office Opportunities, Gadbrook Park, Northwich, Cheshire,

£ On Application

10,000 - 50,000 Sq Ft (929 - 4,645 Sq M)

✓ Design & Build Office Opportunities

✓ Halfway Between Manchester & Chester

✓ Thriving Business Community

Situation

Nestled in the heart of Cheshire, Gadbrook Park offers 65 acres of landscaped working space for today's modern business. Larger occupiers include; Barclays Bank, The Hut Group, Roberts Bakery, Weaver Vale Housing Trust and many others. The 75 businesses employ over 5,000 people on the business park which provides high quality office space, a relaxed environment and thriving business community.

Onsite there is a café bar, children's day care nursery together with excellent road networks to major motorways M6/M56/M62, Manchester and Liverpool Airports, Crewe Railway Station. Gadbrook Park really is a great location for your business.

Accommodation

Area	Sq M	Sq Ft
TOTAL	929 - 4,645	10,000 - 50,000

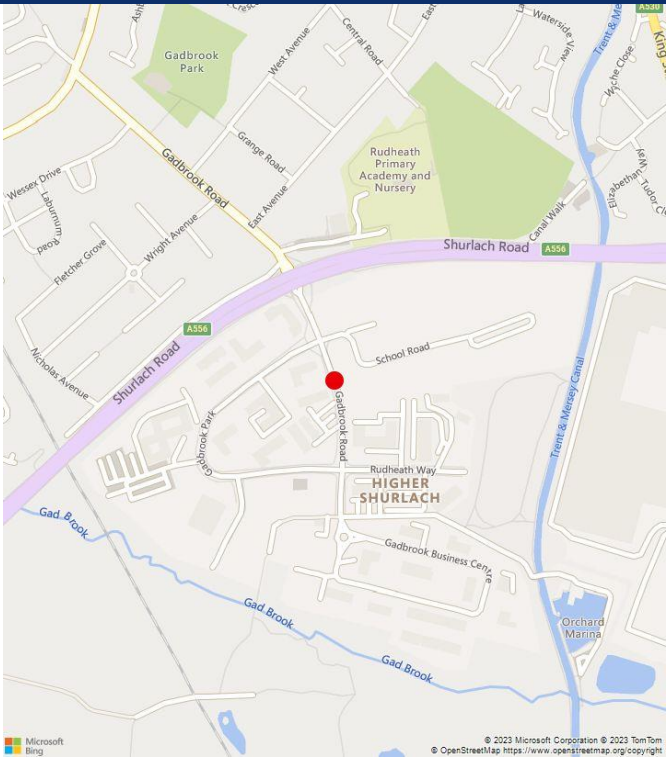
Terms

Premises can be 'fitted out' or to a 'shell' standard with options on either a Long Leasehold basis with 999 year lease plus ground rent and service charge or a 25 year FRI Lease plus service charge.

Business Rates

Osborne House can provide a bespoke Office specification to include:

- Ceilings incorporating LG7 lighting
- Carpeted throughout
- Solar tinted glazing
- Fully raised floors
- Naturally ventilated or air conditioned
- Male, female & disabled toilets on each floor
- Full DDA compliance
- Passenger lifts serving upper floors
- Extensive on-site car parking
- Bicycle parking & shower facilities
- Designed to 'BREEAM' target rating

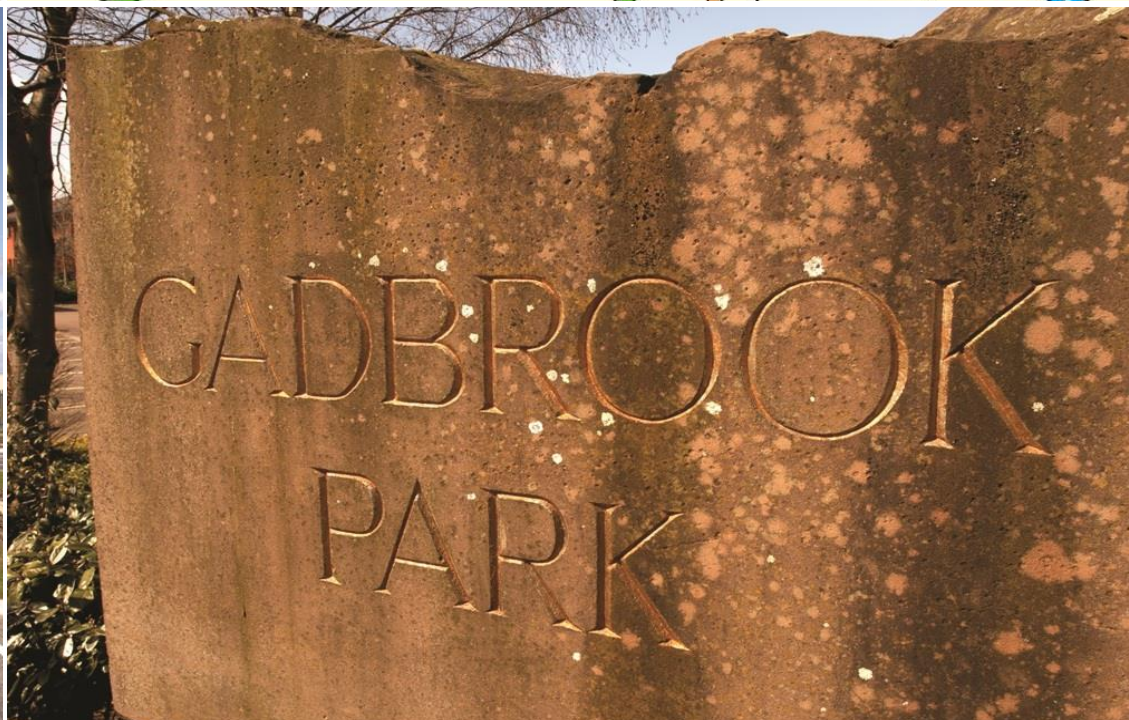
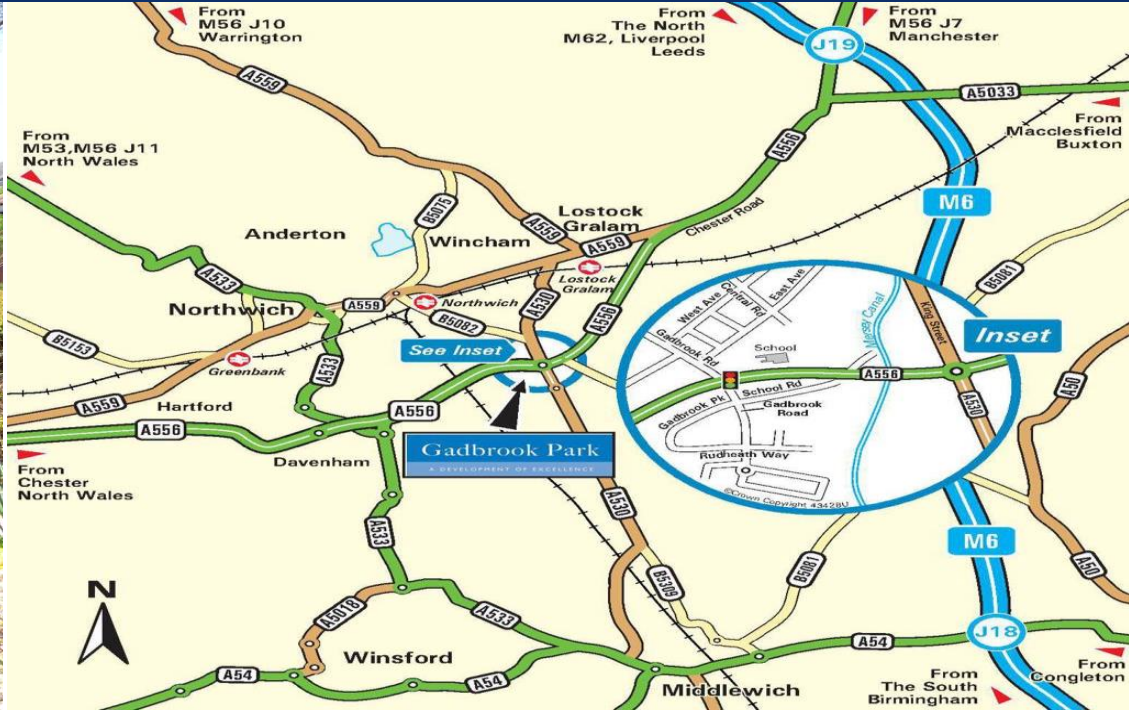


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