

**Airport Parking
TO LET
156 Space Secure Car Park
20 Minutes Drive to Manchester Airport**



**GADBROOK PARK,
NR. NORTHWICH,
CHESHIRE CW9 7UE**



Situation:

The car park is located on Gadbrook Park, just off A556 dual carriageway (Chester – Manchester), about 5 minutes drive from Junction 19 of Motorway M6 and 20 minutes from Manchester Airport. There is a traffic light controlled junction with Gadbrook Road and A556.

Other occupiers on Gadbrook Park include The Hut Group, Weaver Vale Housing Association, Roberts Bakery,

Chrysalis Day Nursery and Arabica Café Bar.

Description:

The car park is tarmacked and lined out for 156 spaces with controlled access. There is room for an additional 95 spaces, if required. Total 251 spaces. Clearly, with active management considerably more cars could be parked by an operator shuttling cars to and from the Airport.



Lease Terms:

5 year FRI Lease at a rent based on occupancy but not less than £150,000 pa.

VAT:

Value Added Tax will be applied to the rental and other outgoings.

Rating Assessment:

To be re-assessed.

Rate in the £ 2022/23 49.9p

Legal Costs:

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



Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

John G. Fifield FRICS

John.fifield@fifieldglyn.com

Mobile: 07970 723 522

SUBJECT TO CONTRACT
JGF/SEP2022