

**On the instructions of Osborne House Ltd,  
No. 2, Brunel Court, Gadbrook Park,  
Northwich, Cheshire CW9 7LP**



**Office Premises With Parking  
For Sale or To Let**

**1,641 sq.ft (152.50 sq.m) with 8 parking spaces**



### Situation:

Self-contained high-quality offices in a courtyard setting in the heart of Cheshire. Gadbrook Park is situated on the outskirts of Northwich, fronting the A556 dual carriageway giving easy access to Manchester, Chester, Liverpool and Junctions 18 and 19 of the M6 (5 minutes) or Junction 10 of the M56 (15 minutes). Manchester Airport and Crewe Station (providing direct train services to London Euston) are within easy access as is a frequent bus service running between Northwich and Winsford, together with on-site café and child nursery facilities.



### Description:

The property is an end of terrace forming part of Brunel Court a high-quality office development on the very well regarded Business Park called Gadbrook Park. Premises comprises of two floors offering office space and meeting room.

### Accommodation:

#### VOA Floor Areas:

Ground office	695.3 sq.ft	(64.6 sq.m)
Ground floor	38.7 sq.ft	(3.6 sq.m)
toilets		
Ground floor	20.4 sq.ft	(1.9 sq.m)
toilets		
Ground floor	22.6 sq.ft	(2.1 sq.m)
kitchen		
First office	864.3 sq.ft	(80.3 sq.m)
<b>Total:</b>	<b>1,641 sq.ft</b>	<b>(152.50sq.m)</b>

### Outside: 8 car spaces

Additional parking available on quarterly Licence at £140 each



### Terms:

To Let on a 10 year FRI lease with upward only rent review at the end of 5 years at £25,000 pa .

Or on a Long Leasehold on a 999-year Ground Rent £250 pa geared to RPI every 5 years at £275,000.

**Rateable Value:** £23,500

**Uniform Business Rate:** 2022/23  
51.2p

### Service Charge:

2022/23 - £2,246.50 per annum

### Insurance:

2022/2023 - £350 per annum

**EPC:** Rating C (74).

### Inspection:

Lucy Warriner

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Mobile: 07903 092 763

### Surveyor:

John G. Fifield FRICS

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Mobile: 07970 723 522

### SUBJECT TO CONTRACT

JGF/JRB/MAY2023

