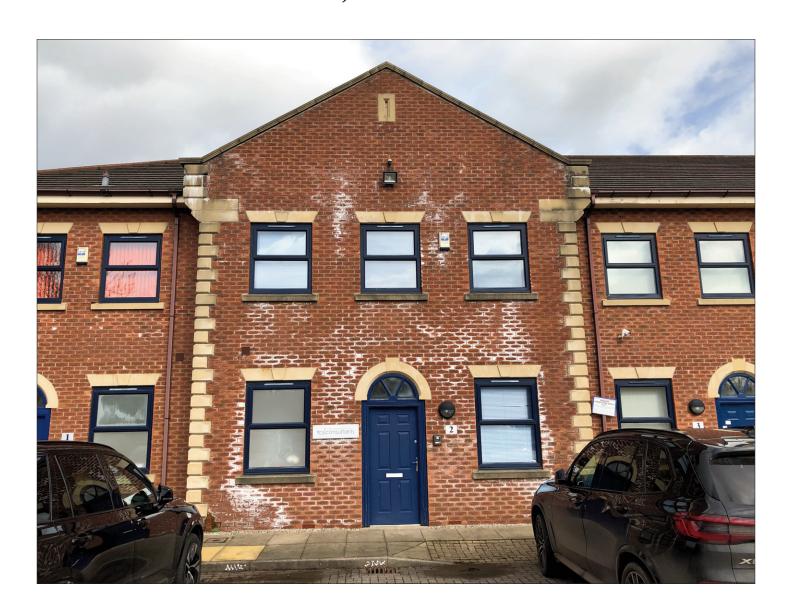


On the instructions of Osborne House Ltd, No. 2, Brunel Court, Gadbrook Park, Northwich, Cheshire CW9 7LP



Office Premises With Parking For Sale or To Let

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









www.fifieldglyn.com

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 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 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) **Total:** 1,641 sq.ft (152.50sq.m)

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 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/JRB/MAY2023



