



FOR RENT

Unit 1, Gadbrook Mews, Gadbrook Park, Northwich, Cheshire, CW9 7UW

£ 30,000 pa

1,648 Sq Ft (153.1 Sq M)

- ✓ Open Plan Unit
- ✓ Would Suit Health, Financial and Professional Use
- ✓ Thriving Business Community
- ✓ Located in Heart of Busy Business Park
- ✓ Direct Access to Junction 18 & 18 of the M6
- ✓ Large Car Park to Rear

Situation

Unit 1 Gadbrook Mews offers a fantastic opportunity within the thriving Gadbrook Park business community in Cheshire.

Positioned prominently at the junction of Gadbrook Way and Gadbrook Road; next to the popular Tanning Republic Salon, this versatile unit is ideal for a range of occupiers including physiotherapists, dentists, hairdressers, financial services, estate agents, and other professional uses.

Set within an 85-acre landscaped business park, home to over 75 businesses and more than 5,000 employees, the location provides strong footfall, excellent visibility, and easy access.

Gadbrook Park fronts the A556 and is just 5 minutes from the M6 (J18 & J19), with Manchester Airport and Crewe Station only 20 minutes away.

This is a prime opportunity to establish or grow your business in one of Cheshire's most successful business parks.

Description

The retail unit comprises an open plan area with WC facilities with access from front and rear plus an outside seating area.

Accommodation

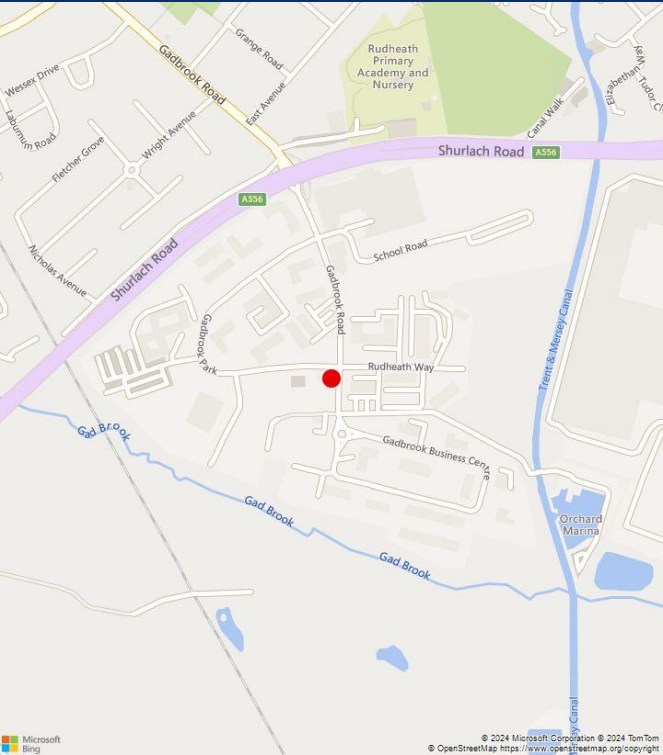
Area	Sq M	Sq Ft
GIA	153.1	1,648
Outside Seating Area		
TOTAL	153.1	1,648

Terms

The premises are available by way of a 10 year FRI Lease with a 5 year Rent Review geared to RPI.

Rent

£30,000 pa
Rateable Value - £18,250
Rate in the £ 2024/25 .49p



Inspection
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Surveyor
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