



WILLAN
1 Royal Court

- 1. Incremental Group
- 1. Legacy Wills & Trusts
- 1. Yes Financial Services Limited
- 1. Burfield Financial Planning

www.willan.co.uk

FOR RENT



Suites 1,2 & 3, 1 Royal Court, Gadbrook Way, Gadbrook Park, Rudheath

£ £9,200 pa - £20,850 pa

766 Sq ft – 1,737 Sq ft

- ✓ Self Contained Offices
- ✓ Situated on the well-established and successful Gadbrook Park
- ✓ Kitchen Area and WC Facilities
- ✓ Gas-fired Central Heating
- ✓ On-site Parking

Situation

Gadbrook Park is situated on the outskirts of Northwich, fronting onto the A556 with access to Manchester and Chester with easy access to the M6 at Junction 19 (approximately 5 minutes) or Junction 10 of the M56 motorway (approximately 15 minutes). Manchester International Airport is within 20 minutes' drive as is the main railway network, which can be accessed at Crewe station providing an hourly train service directly to London Euston.

Description

The property comprises self-contained offices forming part of Royal Court, a high quality office development situated on the well-established and successful Gadbrook Park, a 60-acre Business Park in the 'Heart of Cheshire'. Other occupiers on Gadbrook Park include Roberts Bakery, The Hut Group, WR Partners, Butcher & Barlow and more.

The property has been fitted out to a high standard to include the following:-

- Fully carpeted
- Gas-fired central heating
- Suspended ceilings with integral light fittings
- Fitted Kitchen
- WC facilities
- Car parking spaces

Accommodation

Area	Sq M	Sq Ft
Suite 1	161.37	1,737
Suite 2	71.16	766
Suite 3	118.45	1,275
TOTAL	350.98	3,778

Terms

The Property is available by way of a new equivalent Full Repairing and Insuring Lease for a term to be agreed.

Rent

Rents from £9,200 pa - £20,850 pa (£12.00 per sq ft net)

EPC

EPC available on request

VAT

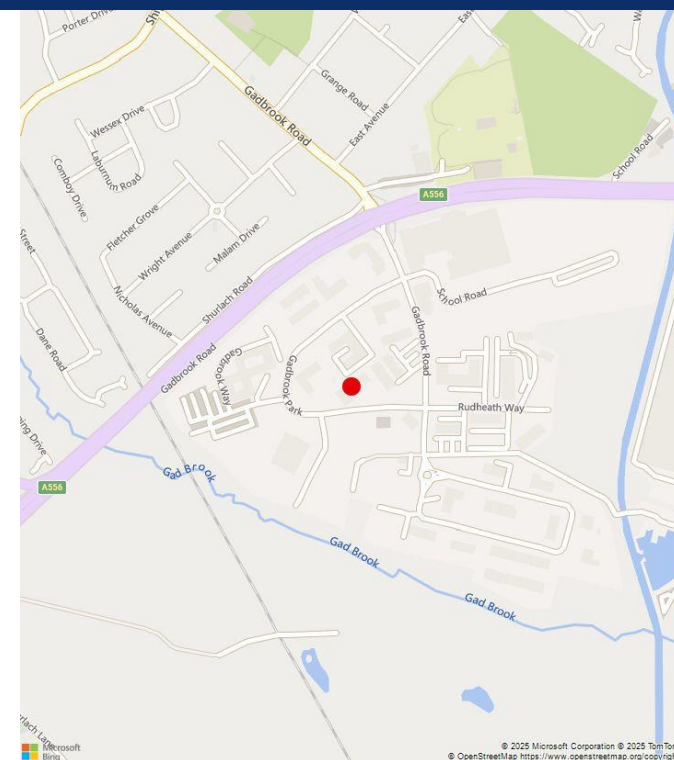
All prices are subject to VAT

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

There will be a service charge payable to cover the cost of the Buildings Insurance, Management Costs of the internal and external communal areas and shared costs of utilities etc. Further details provided on application.



Inspection

Faye Pattenden
01606 351351
Agency@fifieldglyn.com

Surveyor

Richard N D Smith
07966 245999
Richard.smith@fifieldglyn.com

Overview

Description

Gallery

Contact

Unit 3, 1 Royal Court, Gadbrook Way, Gadbrook Park, Rudheath, Northwich, Cheshire, CW9 7UT



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Fifield Glyn

We're here to help, please contact us via the details below



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Cheshire

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No. 1 Royal Mews
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